



NOTICE OF OPEN MEETING
OCTOBER BOARD OF TRUSTEES
NBU Board Room, 263 Main Plaza, New Braunfels, Texas 78130
October 30, 2025, at 1:00 PM
www.nbutexas.com

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE AND INVOCATION

Mayor Neal Linnartz

PUBLIC COMMENT

EXECUTIVE SESSION

The Board of Trustees may recess into Executive Session for any purpose permitted by the Texas Open Meetings Act, including but not limited to:

1. Consultation with Attorney Regarding Pending or Contemplated Litigation, Settlement Offers, and/or Other Matters Protected by Attorney-Client Privilege (Section 551.071 – Texas Government Code) Pertaining to the Following:
 - a. Discuss Legal Matters Related to Impact Fee Appeal Filed by MMF NBTXLAND, LLC Pertaining to Property Described as a 60.489 Acre Tract of Land out of the A.M. Esnaurizar Survey No. 1, Abstract No. 98, Comal County, Texas; Being that same Land Called 60.51 Acres, Recorded in Document No. 202306000483, Official Public Records, Comal County, Texas

HEARING

1. Hold a Public Hearing and Consider an Impact Fee Appeal Filed by MMF NBTXLAND, LLC Pertaining to Property Described as a 60.489 Acre Tract of Land out of the A.M. Esnaurizar Survey No. 1, Abstract No. 98, Comal County, Texas; Being that same Land Called 60.51 Acres, Recorded in Document No. 202306000483, Official Public Records, Comal County, Texas

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Called 60.51 Acres, Recorded in Document No. 202306000483, Official Public Records,
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The Board of Trustees, upon reconvening in Open Session, will discuss and consider any necessary action regarding closed session items.

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

ITEMS FROM THE CHAIR

1. Review of the NBU 2026 Board Meeting Calendar
2. Any Other Items Permitted Under Section 551.0415 of the Texas Government Code

ITEMS FROM STAFF

1. CEO's Update
 - a. Community Outreach Events: Meet the Trucks, Comal County Fair, Rain Barrel Workshop, National Night Out, Dos Rios Watershed Cleanup, and Monster Detective Kindergarten Program Kick-Off
 - b. NBU Participates with the New Braunfels Chamber of Commerce on Intercity Visit to Lawrence and Topeka, Kansas
 - c. CEO Roadshow: New Braunfels Jaycees
 - d. United Way Employee Giving Campaign Results
 - e. NBU Hosts Employee Health Fair
 - f. NBU Leadership Team Participates in Annual Strategic Planning Sessions
 - g. NBU Observes Customer Service Week/Customer Service Planning Session
 - h. Any Other Items Permitted Under Section 551.0415 of the Texas Government Code
- [2.](#) Financial Update and Report
- [3.](#) Quarterly Capital Update – Fourth Quarter of Fiscal Year 2025
- [4.](#) Monthly NBU Headquarters Progress Update
- [5.](#) Integrated Resource Plan (“IRP”) Update

CONSENT ITEMS FOR ACTION

- [1.](#) Approve Minutes of the NBU Regular Board Meeting of September 25, 2025
- [2.](#) Approve the Change Order Log from August 15, 2025, through September 15, 2025
- [3.](#) Approve the Reports for Water and Electric Engineering Contracts from August 1, 2025, through September 15, 2025

- [4.](#) Approve the Electric Line of Business Alternative Procurements from August 15, 2025, through September 15, 2025
- [5.](#) Reject All Proposals Submitted for RFP #25-0109, Sewer Infrastructure Package 2, Phase 1, a Project Located Generally Along Landa Street from near Dry Comal Creek to Fredericksburg Road and along Fredericksburg Road from Landa Street to Wood Road
- [6.](#) Reject All Proposals Submitted for RFP #25-0088, Freiheit Control House and Breaker Additions Construction
- [7.](#) Approve Proposed Revisions to the NBU Community Advisory Panel Bylaws
- [8.](#) Approve Resolution Amending Authorized Representatives of NBU for Texas Local Government Investment Pool Transactions
- [9.](#) Authorize the CEO or His Designee to Negotiate and Execute a Construction Contract with Allbrite Constructors of Texas, Inc. for the Construction of the Broken and Critical Valve Replacements Project for the Installation, Removal, and/or Replacement of Water Valves
- [10.](#) Authorize the CEO or His Designee to Negotiate Renewal of the Administrative Services Agreement with BlueCross and BlueShield of Texas for Calendar Year 2026 and to Take All Reasonable Actions in Connection Therewith
- [11.](#) Authorize the CEO or His Designee to Negotiate and Execute a Cooperative Agreement with GTS Technology Solutions, Inc. for Splunk Cloud and Security Subscriptions
- [12.](#) Authorize the CEO or His Designee to Negotiate and Execute a Cooperative Agreement with iSphere Innovation Partners LLC for Technology and Security Consulting Services
- [13.](#) Authorize the CEO or His Designee to Negotiate and Execute a Vendor Agreement with Azteca Systems, LLC for Cityworks Asset Management Software

PRESENTATION ITEMS

- [1.](#) One Water Program – 2025 Annual Report

EXECUTIVE SESSION

The Board of Trustees may recess into Executive Session for any purpose permitted by the Texas Open Meetings Act, including but not limited to:

1. Power Supply Resources – Competitive Matters
(Section 551.086 – Texas Government Code)
2. Consultation with Attorney Regarding Pending or Contemplated Litigation, Settlement Offers, and/or Other Matters Protected by Attorney-Client Privilege (Section 551.071 – Texas Government Code) Pertaining to the Following:
 - a. Discuss Settlement of Pending Litigation Styled *Allison McCumbee v. New Braunfels Utilities*, No. C2024-1273B (207th District Court, Comal County, Texas)

The Board of Trustees, upon reconvening in Open Session, will discuss and consider any necessary action regarding closed session items.

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

ADJOURN

If you require assistance in participating at a public meeting due to a disability as defined under the Americans with Disabilities Act, reasonable assistance, adaptations, or accommodations will be provided upon request. Please contact the Board Relations Coordinator at least three (3) days prior to the scheduled meeting date at (830) 629-8400 or the NBU Main Office at 263 Main Plaza, New Braunfels, Texas, for additional information.

CERTIFICATE OF POSTING

I, Ryan Kelso, Secretary to the Board of Trustees, do hereby certify that this Notice of Meeting was posted on a bulletin board at a place convenient to the public at the City of New Braunfels City Hall, 550 Landa Street, New Braunfels, Texas; the New Braunfels Utilities Main Office, 263 Main Plaza, New Braunfels, Texas; and the New Braunfels Utilities Customer Solutions Center, 1488 South Seguin Avenue, New Braunfels, Texas, on the **24th day of October 2025**, and remained posted continuously for at least three business days before the scheduled date of the meeting.



Ryan Kelso, Chief Executive Officer
Secretary to the Board of Trustees



Meeting Date: October 30, 2025

Agenda Type: Items from Staff

From: Kimberly DaCosta
Accounting Manager

Reviewed by: Ashley Van Booven
Director of Financial Services

Submitted by: Jessica Williams
Chief Financial Officer

Approved by: Ryan Kelso
Chief Executive Officer

RECOMMENDED ACTION: Financial Update and Report

BACKGROUND

NBU's service territory experienced higher temperatures and lower rainfall during the month of September than historically. The average temperature was 81.3 degrees, which was 3.70 degrees higher than the historical average temperature of 77.6 degrees. Rainfall totaled 2.09 inches for the month of September, which was 1.44 inches lower than the historical average rainfall of 3.53 inches.

For the month of September 2025, NBU recorded a change in net position after contributions ("CNPAC") of \$8,625,000, which represents an increase of \$474,000 compared to the budgeted monthly CNPAC of \$8,151,000. Operating service revenues of \$27,090,000 were less than budget by \$5,501,000, or 17%, for the month of September. A \$5,457,000 decrease in electric revenue, a \$10,000 increase in water revenue, and a \$52,000 decrease in wastewater revenue contributed to the overall service revenues. Other operating revenues of \$599,000 were greater than budget by \$14,000 for the month of September. Purchased power costs were \$2,903,000 less than budget for September 2025 and \$10,597,000 less for Year-to-Date ("YTD"). A decrease in other operating expenses of \$1,736,000 resulted in total operating expenses to be \$4,640,000, or 19%, less than the budgeted amount of \$24,242,000. The net revenue and operating expense variances contributed to an unfavorable net operating income variance of \$847,000 from budget. Net non-operating items had a \$2,268,000 favorable variance compared to budget. Impact fees were less than budget by \$923,000, and services income was less than budget by \$23,000. September 2025 YTD CNPAC was \$14,678,000, which was \$8,749,000 greater than the budgeted amount of \$5,929,000.

FINANCIAL IMPACT

Electric

The Electric Line of Business reported total operating revenues of \$18,393,000, a \$5,437,000 decrease from the September budgeted amount of \$23,830,000. The net rate realized per kWh was \$0.0957, which was 21% less than the budgeted rate of \$0.1212 for the month of September. September kWh sales were 187 million kWh, a 5.8 million kWh decrease, or 3%, in comparison to the budgeted amount of 192.7 million kWh.

Purchased power costs totaled \$10,172,000, which was \$2,903,000 less than the budgeted amount of \$13,075,000. Electric gross margin, which is total operating revenues minus purchased power, resulted in the amount of \$8,221,000 for the month of September and \$13,524,000 YTD. These amounts were \$2,534,000 less than and \$1,038,000 greater than the budgeted amount of \$10,755,000 Month-to-Date (“MTD”) and \$12,486,000 YTD, respectively. Other operating expenses were less than budget by \$683,000. These items resulted in the Electric Line of Business reporting net operating income of \$5,755,000, which was \$1,850,000 less than the budgeted amount of \$7,605,000. Net non-operating items provided a favorable variance from budget of \$207,000. Services income was less than budget by \$13,000. The Electric Line of Business reported September 2025 CNPAC of \$5,033,000 and YTD CNPAC of \$8,370,000. These amounts were \$1,657,000 less than and \$4,728,000 greater than their respective September 2025 MTD and September 2025 YTD budget amounts.

Water

The Water Line of Business reported total operating revenues of \$5,538,000, a \$1,000 increase, or 0%, from the September budgeted amount of \$5,537,000. In September, water gallons sold of 467,295,000 was less than the budgeted amount of 490,104,000 (a 22,809,000-gallon variance from budget, or 5%). NBU’s net realized price per 1,000 gallons sold in September was \$11.70, which was greater than the budgeted amount of \$11.14. Operating expenses for September were \$4,292,000, which was \$450,000 less than the budgeted amount of \$4,742,000. The net effect of greater revenues and less operating expenses than budgeted resulted in the Water’s net operating income of \$1,246,000, which was greater than budget. Net non-operating items provided a favorable variance of \$956,000 from budget. Impact fees of \$799,000 were less than budget by \$660,000, and services income of \$87,000 was less than budget by \$9,000. The Water Line of Business reported September 2025 CNPAC of \$2,110,000 and YTD CNPAC of \$3,601,000. These amounts were \$737,000 greater than and \$946,000 greater than their respective September 2025 MTD and September 2025 YTD budget amounts.

Wastewater

The Wastewater Line of Business reported total operating revenues of \$3,758,000, a \$51,000 decrease from the September budgeted amount of \$3,809,000. Total operating expenses of \$2,672,000 were \$602,000 less than the budgeted amount of \$3,274,000. As a result, the Wastewater Line of Business reported net operating income of \$1,086,000, which was \$551,000 greater than the budgeted amount of \$535,000. Net non-operating items provided a favorable variance of \$1,106,000 from budget. Impact fees were less than budget by \$262,000. The Wastewater Line of Business reported September 2025 CNPAC of \$1,482,000 and YTD CNPAC of \$2,707,000. These amounts were \$1,394,000 greater than and \$3,075,000 greater than their respective September 2025 MTD and September 2025 YTD budget amounts.

LINK TO STRATEGIC PLAN

Financial Excellence

EXHIBITS

1. Overview Comparison to Budget and Prior Fiscal Year
2. Financial Statements
3. Capital Expenditure Summary
4. Statistics - Electric (Provided separately due to competitive matters)
5. Statistics - Water
6. Statistics - Wastewater

Financial Update

- September 2025 Financials

- Kimberly Huffman, Accounting Manager



Board Financial Policy Compliance - September 2025 YTD

	FY 2026 Budget	Financial Policy	FY 2026 Actual*
Debt to Capitalization (lower is better)	48.9%	$\leq 55.0\%$	40.3%
Debt Service Coverage (higher is better)	2.75	≥ 2.40	5.10
Days Cash on Hand (higher is better)	220	≥ 140	224
Days Liquidity on Hand (higher is better)	N/A	N/A	458

* Amounts are calculated by annualizing the YTD results

Mission

Strengthening our community by providing resilient essential services

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Vision

Be a trusted community partner dedicated to excellence in service

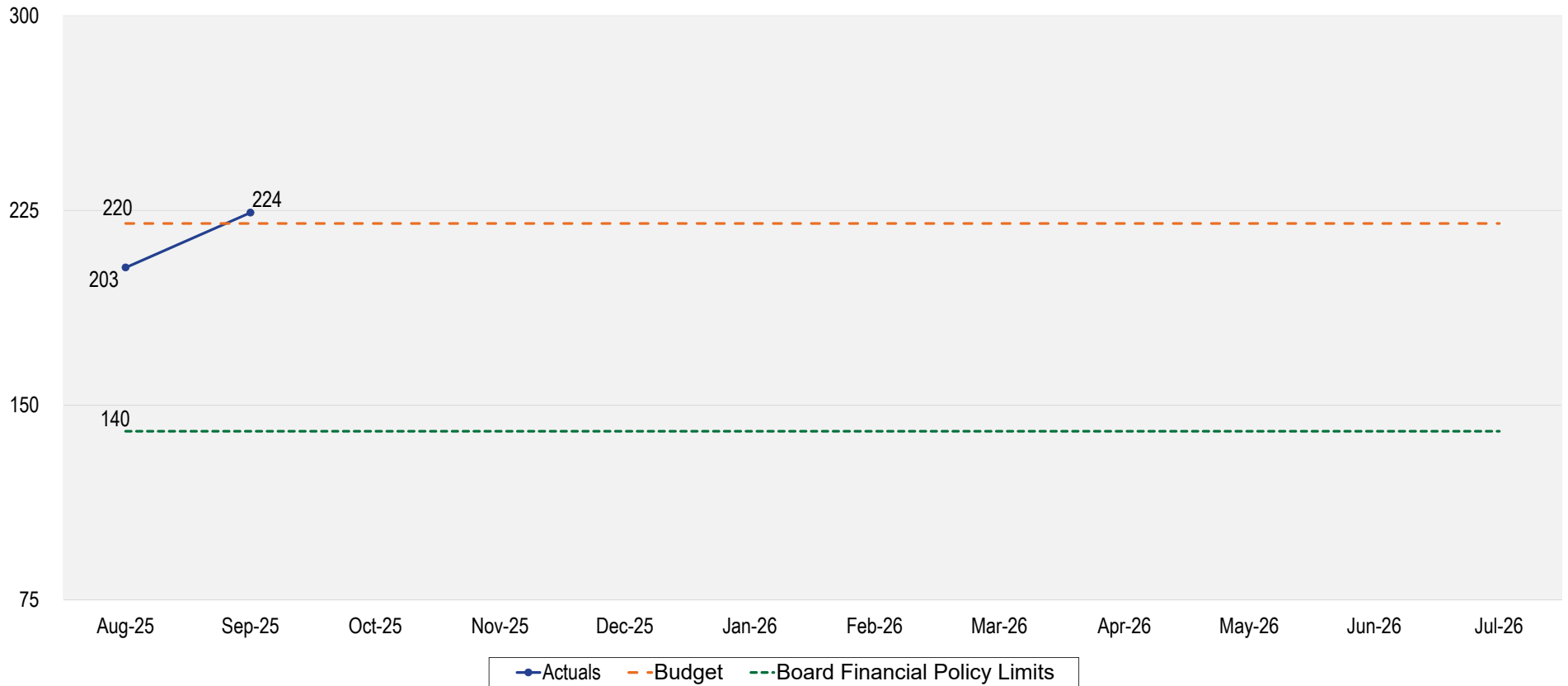
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Safety, Team, Integrity, Culture, and Stewardship



Days Cash on Hand - September 2025 YTD



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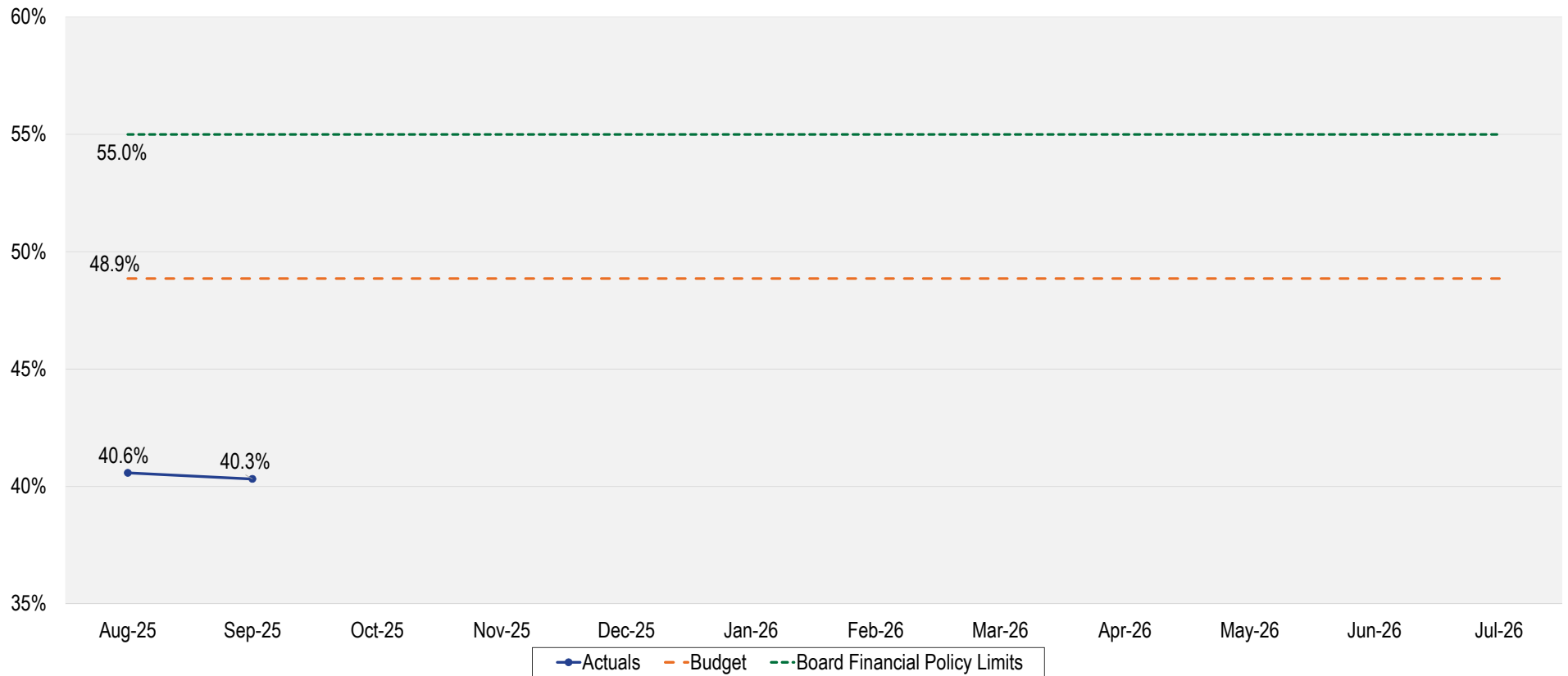
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NBU NEW BRAUNFELS
UTILITIES

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Debt to Capitalization - September 2025 YTD



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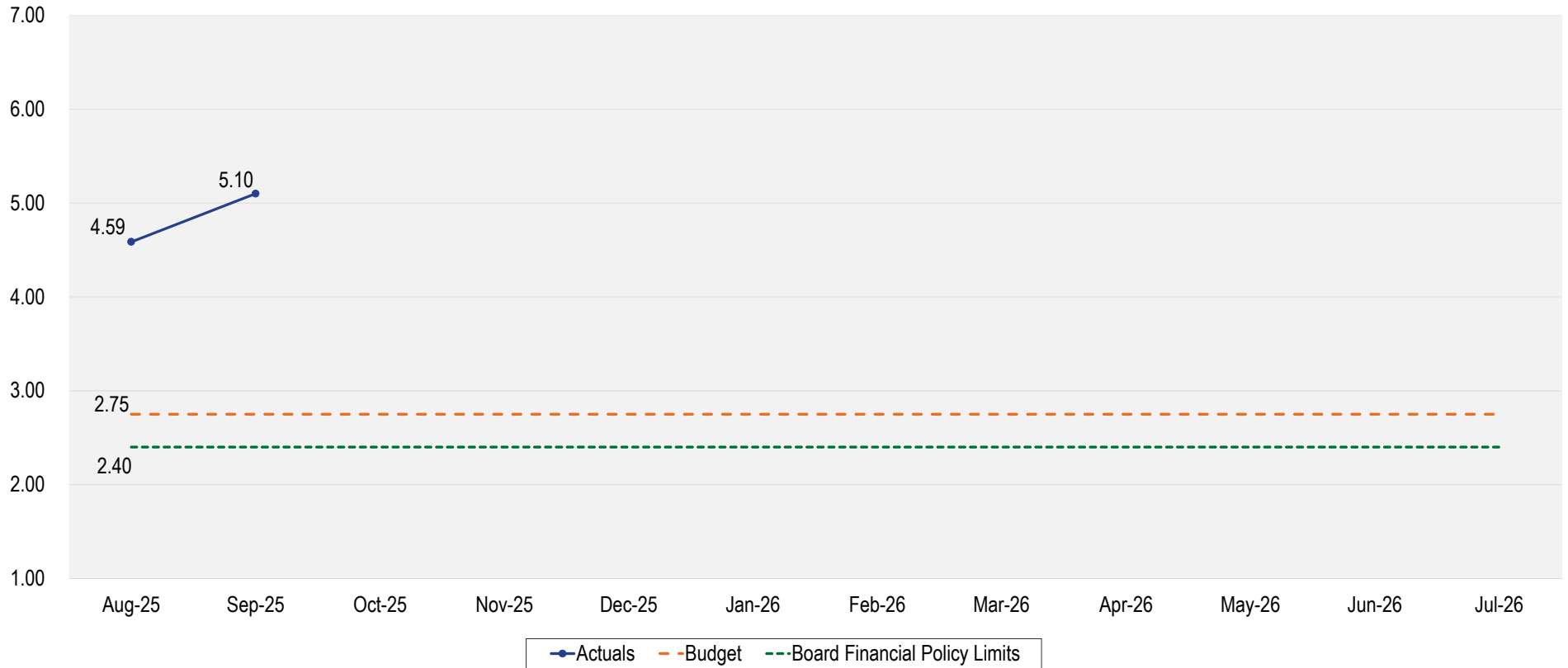
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Debt Service Coverage - September 2025 YTD



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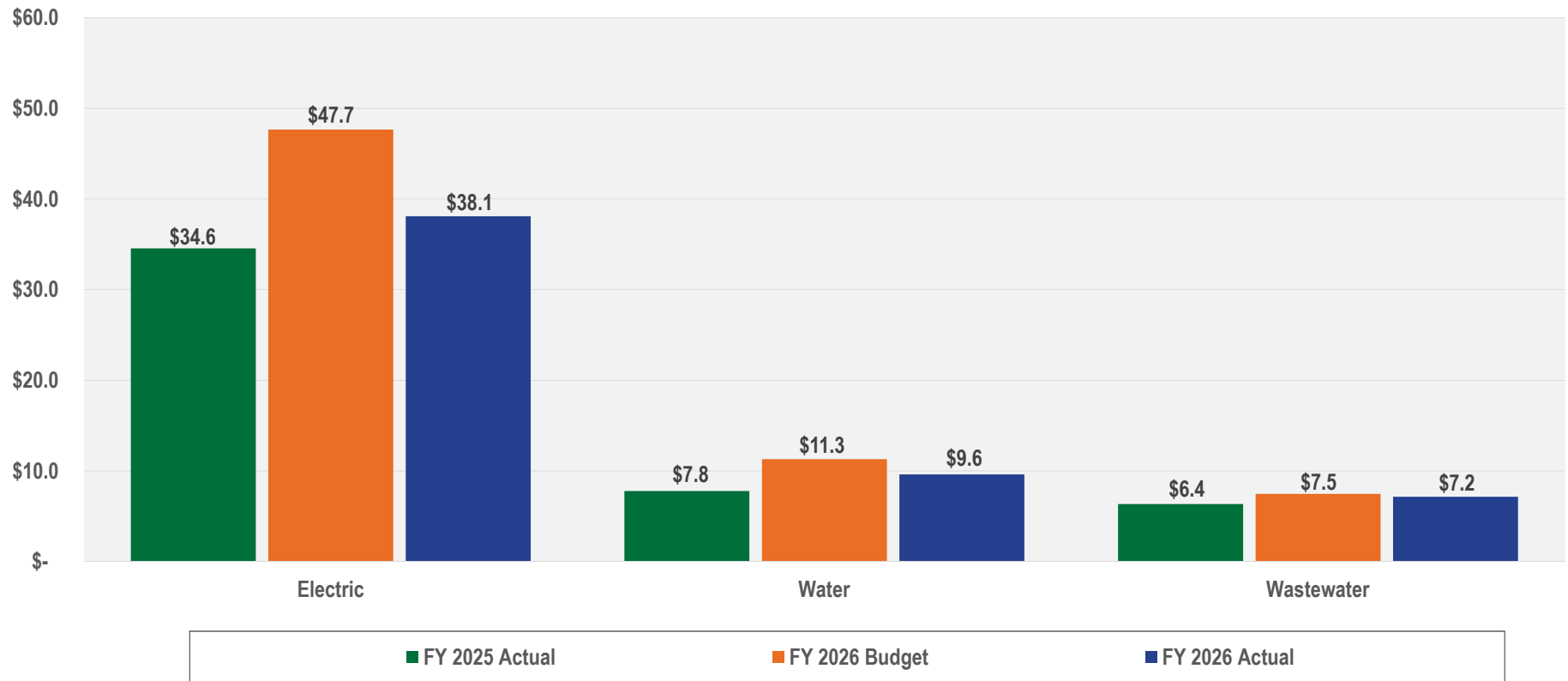
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Operating Revenue by LOB September 2025 YTD – Amounts in Millions



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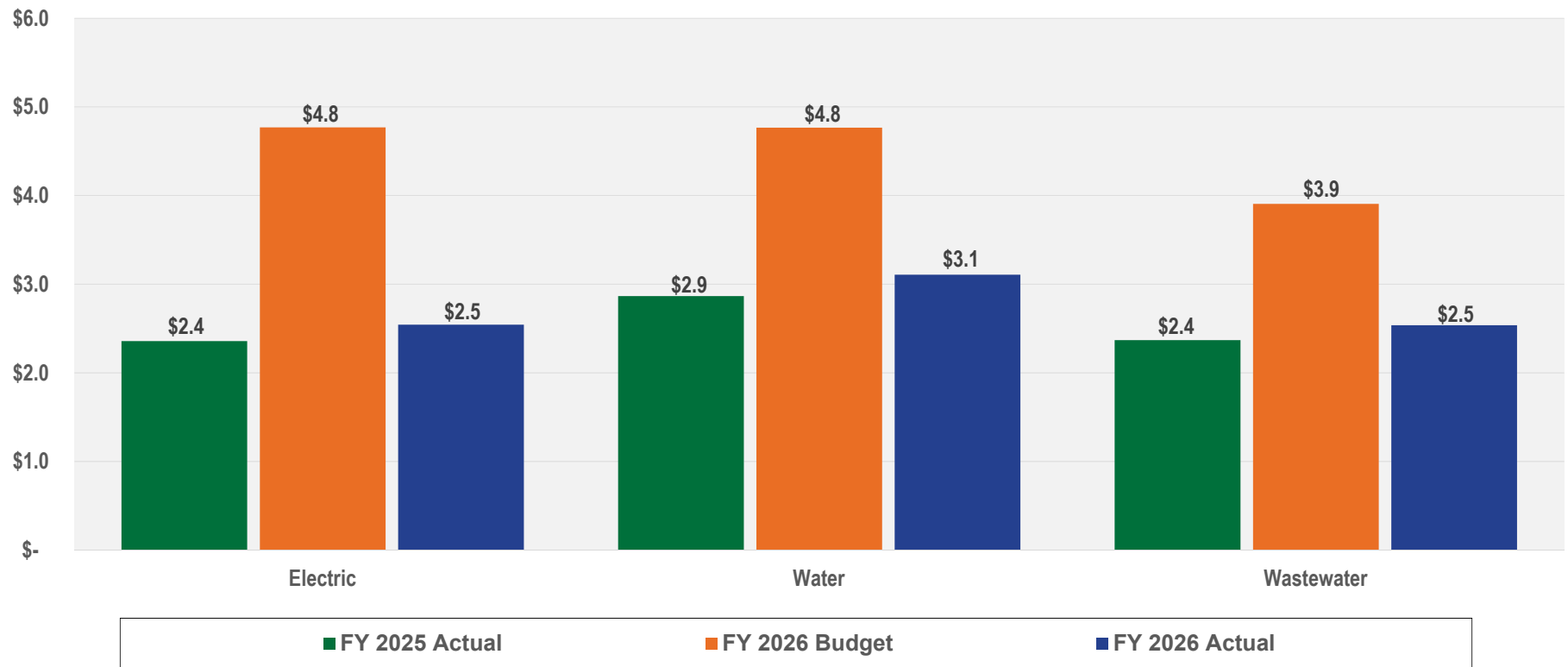
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Operating Expenses* by LOB September 2025 YTD – Amounts in Millions



*Excludes purchased power, purchased water, and depreciation expense

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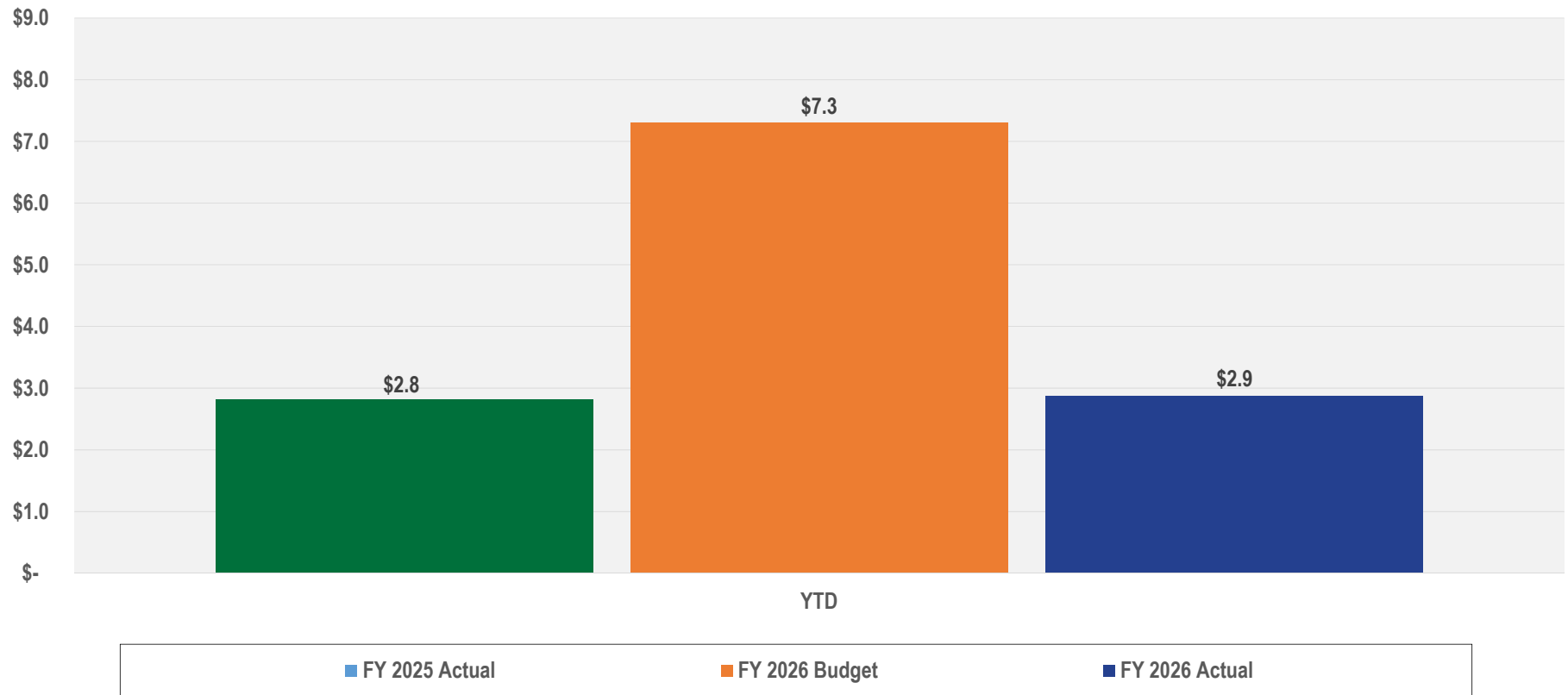
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Operating Expenses for Support Services September 2025 – Amounts in Millions



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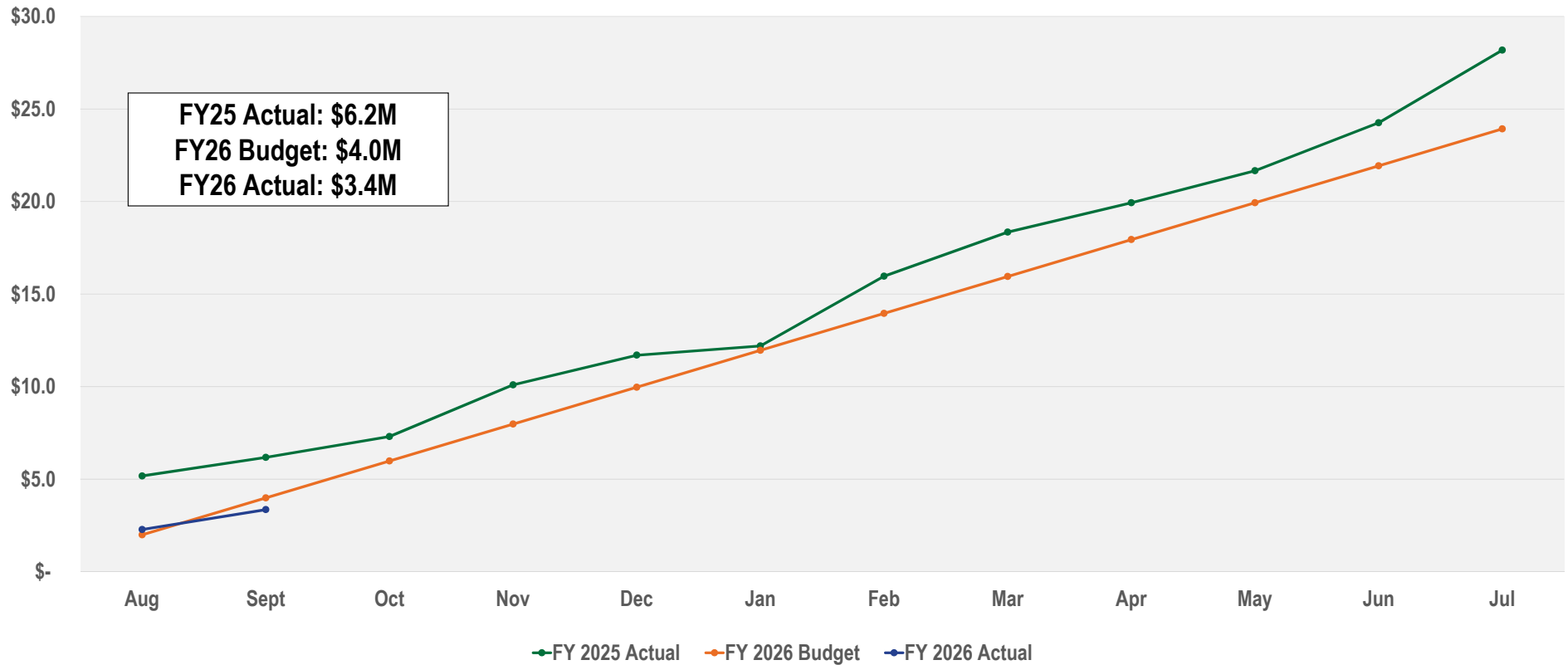
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Impact Fee Revenues September 2025 YTD – Amounts in Millions*



* Amounts shown are YTD for each month

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Power Supply Reserves Update



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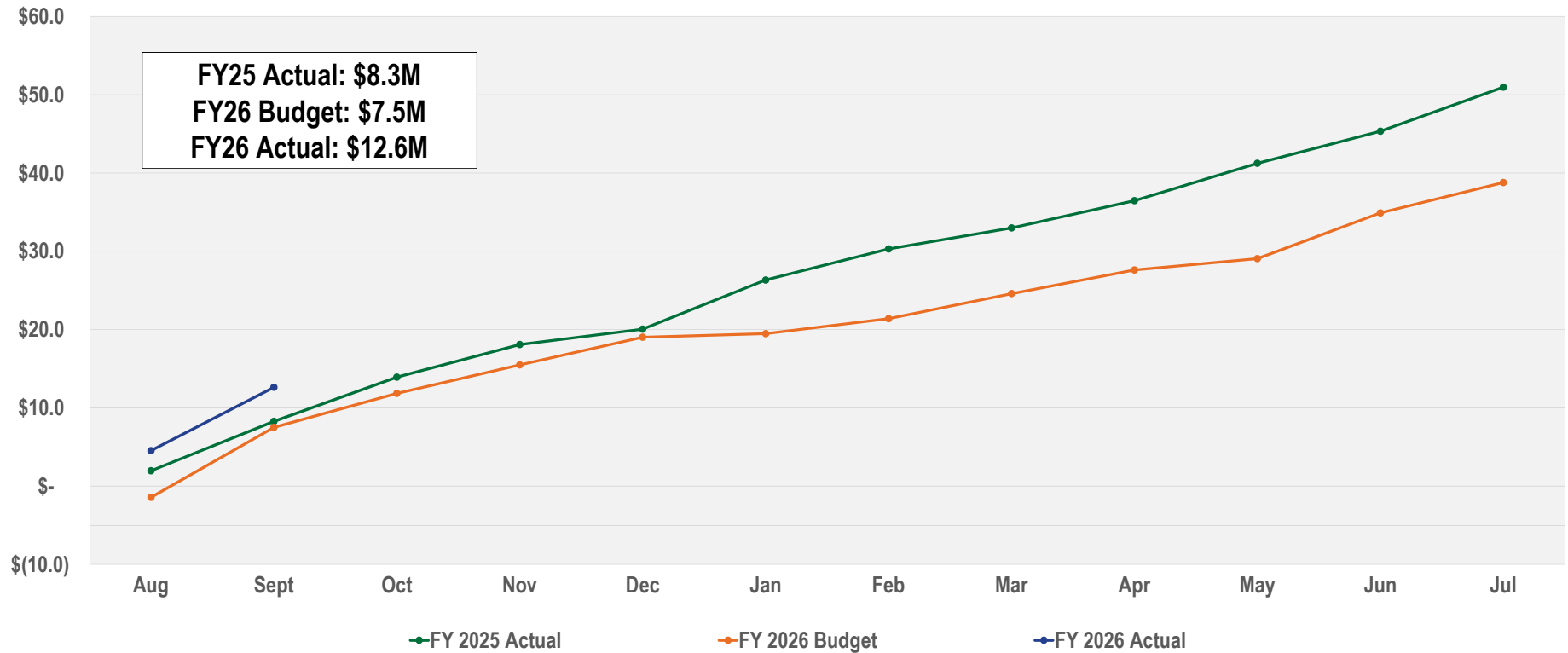
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Net Operating Income September 2025– Amounts in Millions*



* Amounts shown are YTD for each month

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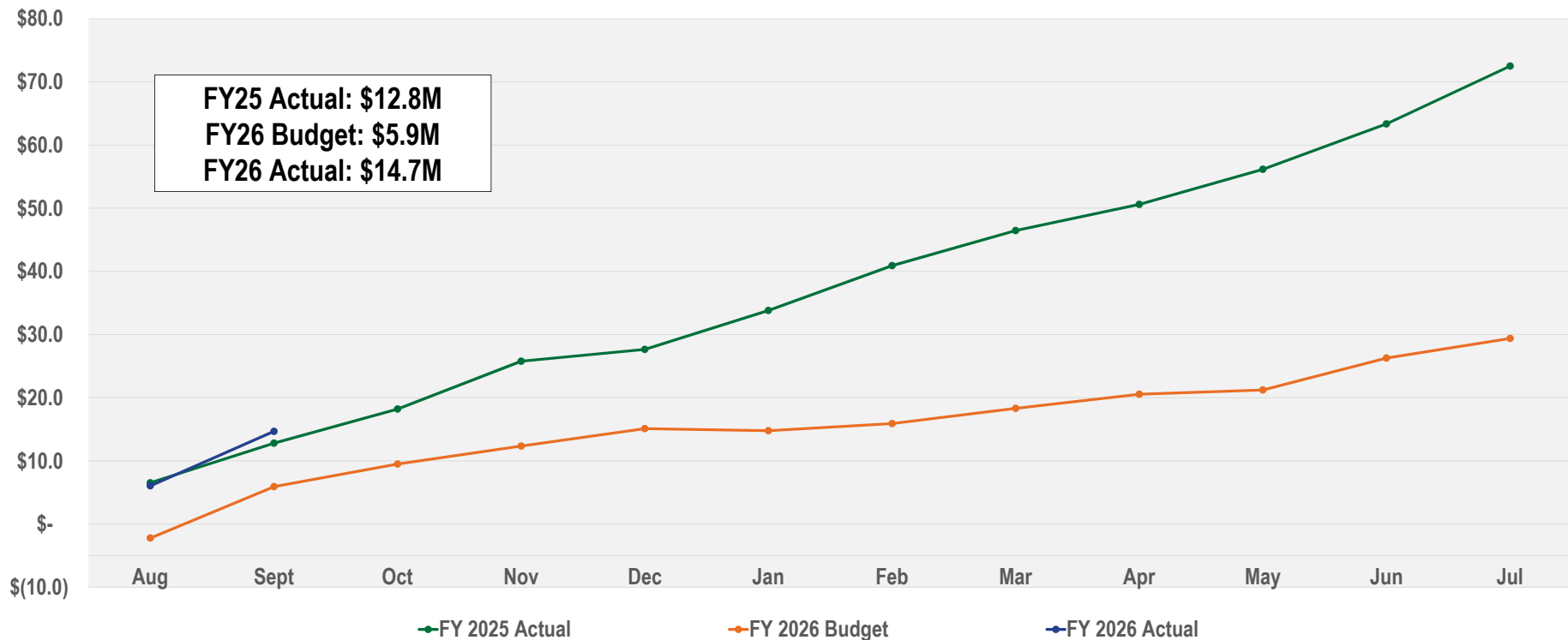
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UTILITIES

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Change in Net Position After Contributions September 2025– Amounts in Millions*



* Amounts shown are YTD for each month

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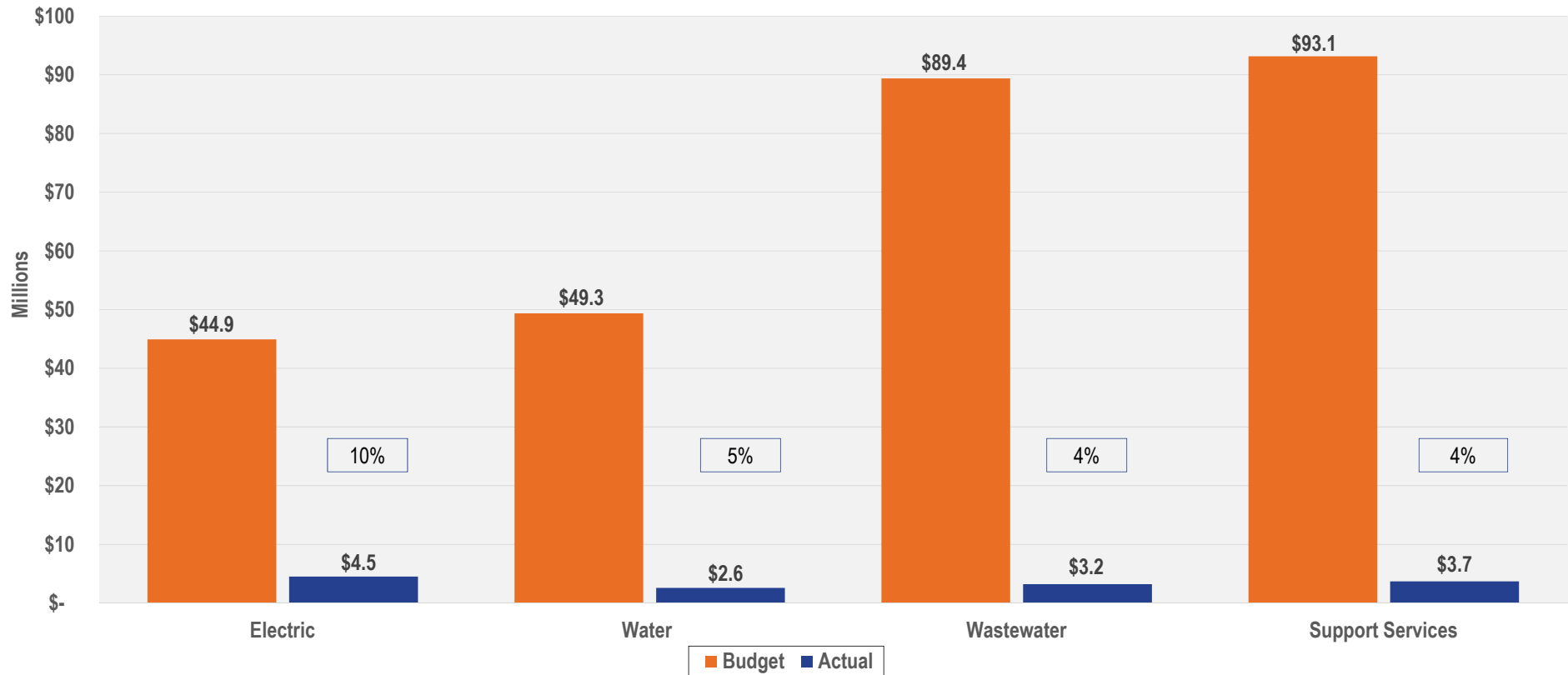
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Capital Project Expenditures September 2025 YTD – Amounts in Millions*



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Questions?

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Meeting Date: October 30, 2025

Agenda Type: Items from Staff

From: Jacob Tschoepe
Program Portfolio Manager

Reviewed by: Darrin Jensen
Director of Enterprise Project
Management Office

Submitted by: David Hubbard
Chief Administrative Officer

Approved by: Ryan Kelso
Chief Executive Officer

RECOMMENDED ACTION: Quarterly Capital Update – Fourth Quarter of Fiscal Year 2025

CIP Update

• FY2025 Q4

October 30, 2025

NBU NEW BRAUNFELS
UTILITIES

Overview

- ❑ Program Status through July 2025
- ❑ Performance & Accomplishments for each line of business

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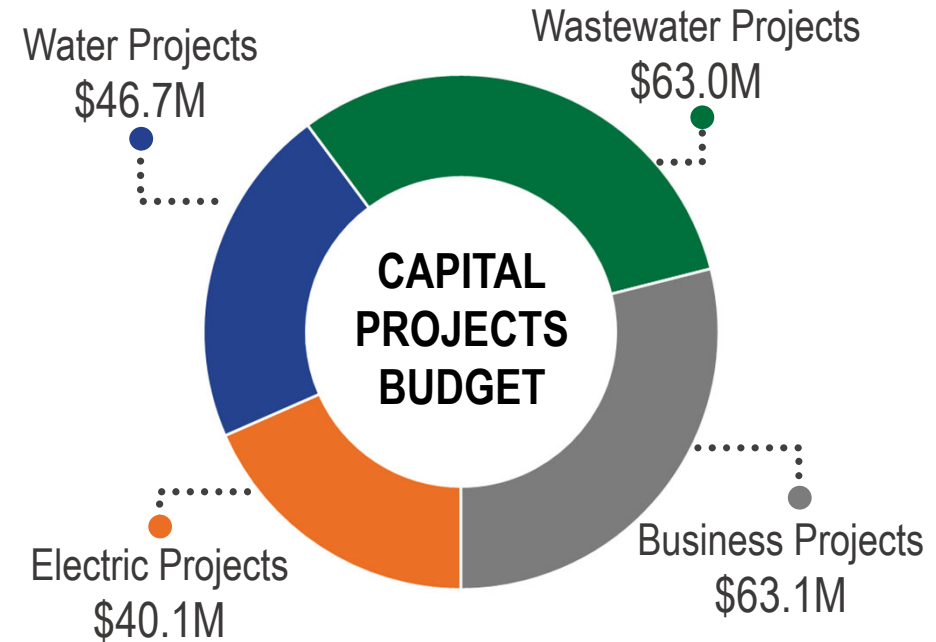
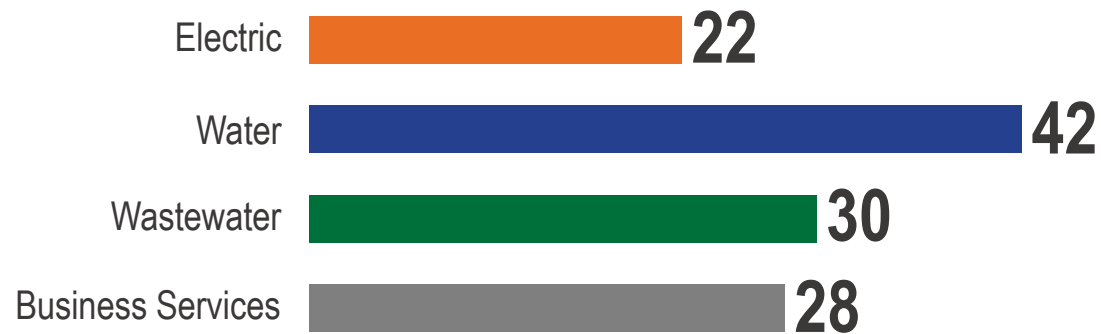
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FY 2025 Capital Projects

PROJECT COUNT



BUDGET

Developed in February 2024
based on expected project
costs

\$217,821,466

SPENDING

Year-to-date project
spending through
July 2025

\$151,340,636

YTD %

Year-to-date project
spending versus budget
(July 2025)

69%

VARIANCE

Difference between
budget and year-end
actual costs

\$66,480,830

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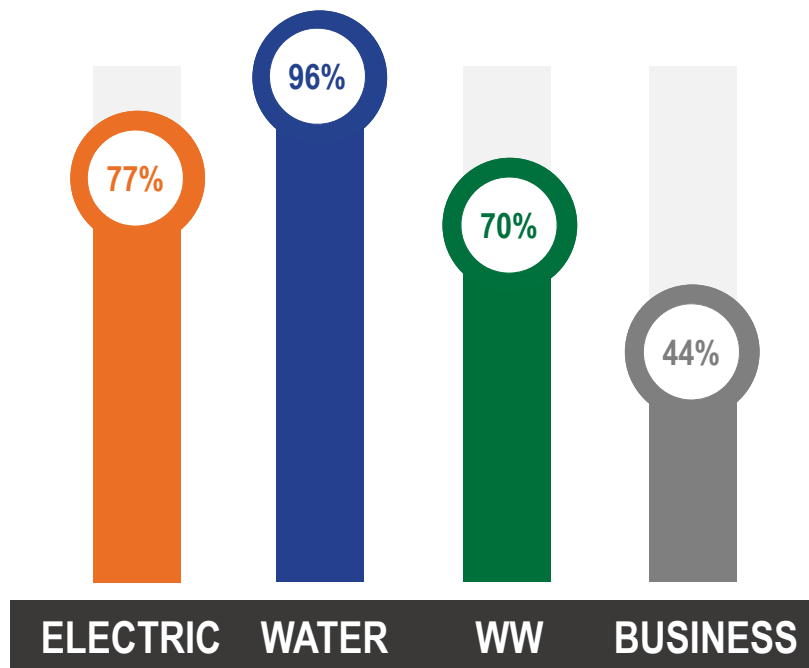
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FY 2025 Spending vs Budget

YTD Actual Spending vs Budget



- All lines of business averaged 69% of the budget
- NBU HQ came in at 41% of the budget, but exceeded the beginning-of-year baseline by \$8M
- Design changes and delays led to lower spending on Electric and Waste Water

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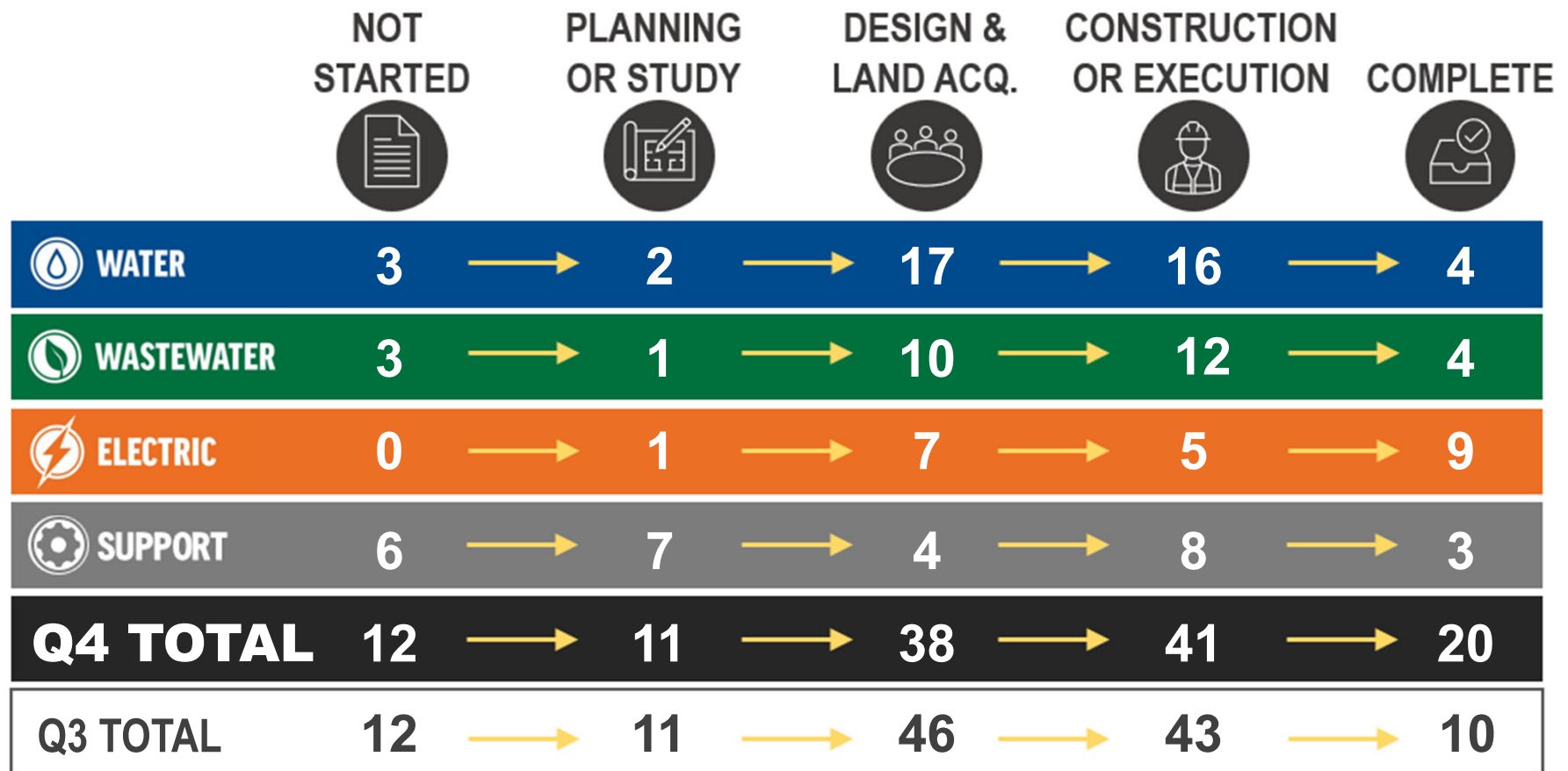
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Project Stage



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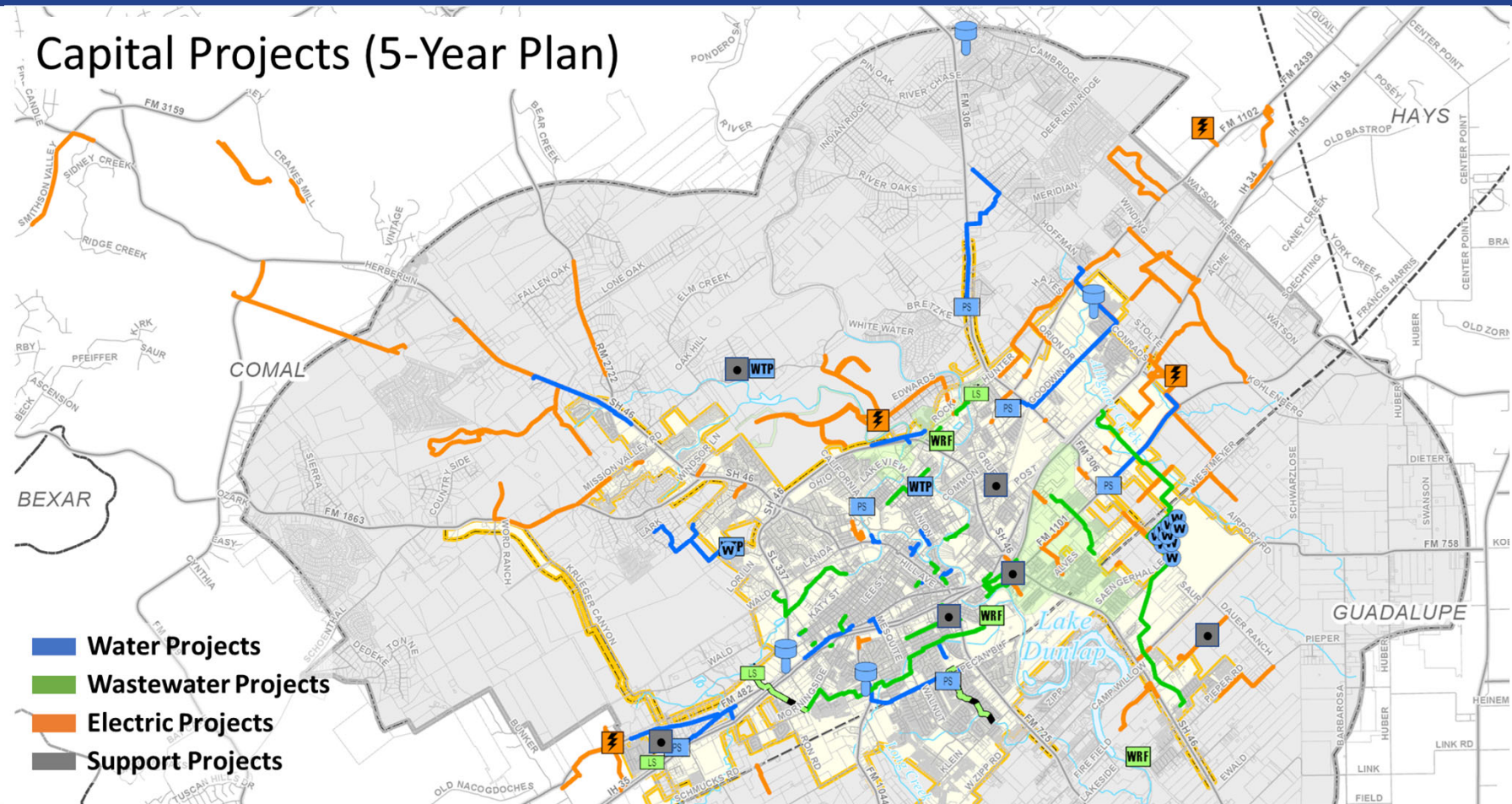
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Capital Projects (FY25 5-Year Plan)



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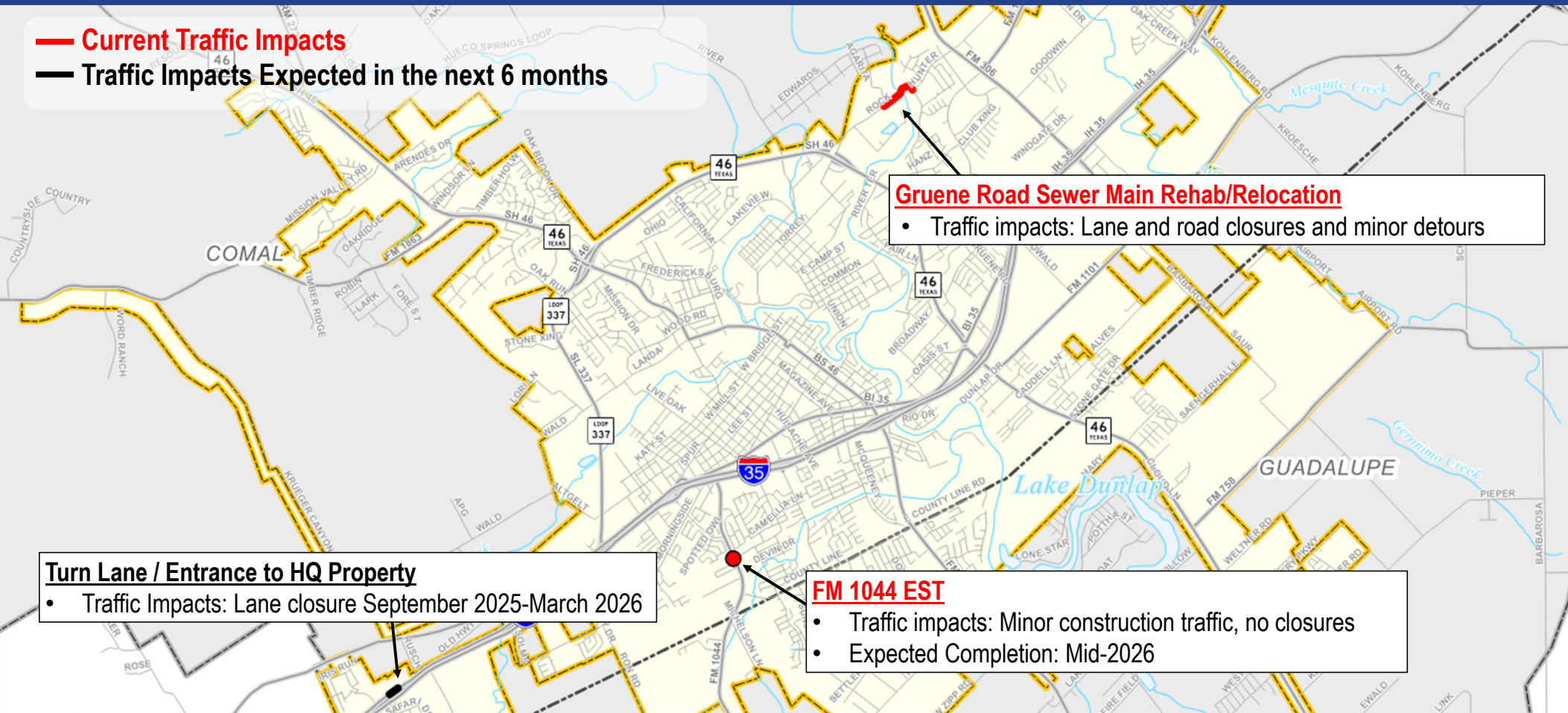
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Traffic Impacts

- Current Traffic Impacts
- Traffic Impacts Expected in the next 6 months



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CIP Performance and Accomplishments



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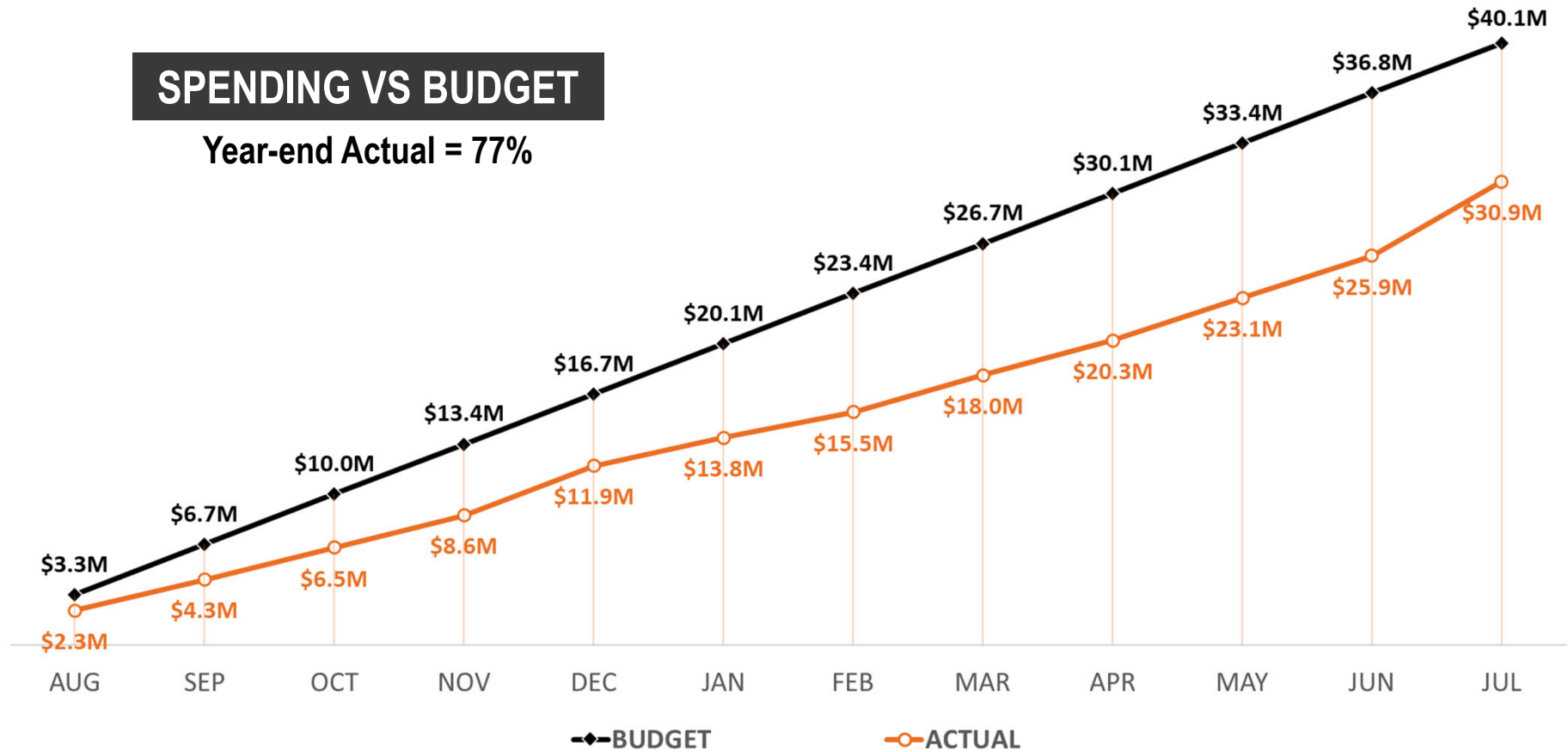
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Electric – Spending vs Budget

SPENDING VS BUDGET

Year-end Actual = 77%



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Q4 Electric Accomplishments

- Added 792 metered customers Q4 FY25, within previously completed developments and wholly new developments.
- FY25 ended at 3,866 metered customer additions (6.33% growth), second most all-time high (only to FY24).
- Energized service to 2 single-family projects and 2 multi-family projects. Major projects include:
 - Town Creek Townhomes, Phase 1
 - The Landing
 - Clear Spring Meadows Unit#2
 - Prose Apartments



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Q4 Electric Accomplishments (continued...)

- Completed 1,600' of three-phase bulk overhead line adjustment on the FM 482 side of the NBU HQ, whilst also providing a new three-phase temporary service to the site-contractor.
- Completed 2,100' of three-phase bulk overhead construction along Westmeyer Rd. to serve The Landing and Sky Ranch, Lennar Homes.
- Underground Distribution Feeder exit civil work is proceeding well at the Hueco Springs Substation site, River Rd. & Edwards Blvd.



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Feature Projects - Electric



ELECTRIC

DISTRIBUTION



TRANSMISSION



SUBSTATION



HE13 Kyndwood Feeder

Completion: July 2025

Purpose: HE13 is the sixth feeder served from Henne Substation and the 51st distribution feeder. It is a semi-dedicated feeder and will serve all load of the Kyndwood master plan, totaling 1,052 residential lots and two large IH-35 commercial lots. The feeder crosses Mayfair West property, with the easement secured for NBU by Lennar Homes. Feeder exit civil work was constructed by contract crews, while all electrical OH & UD work was completed in-house.

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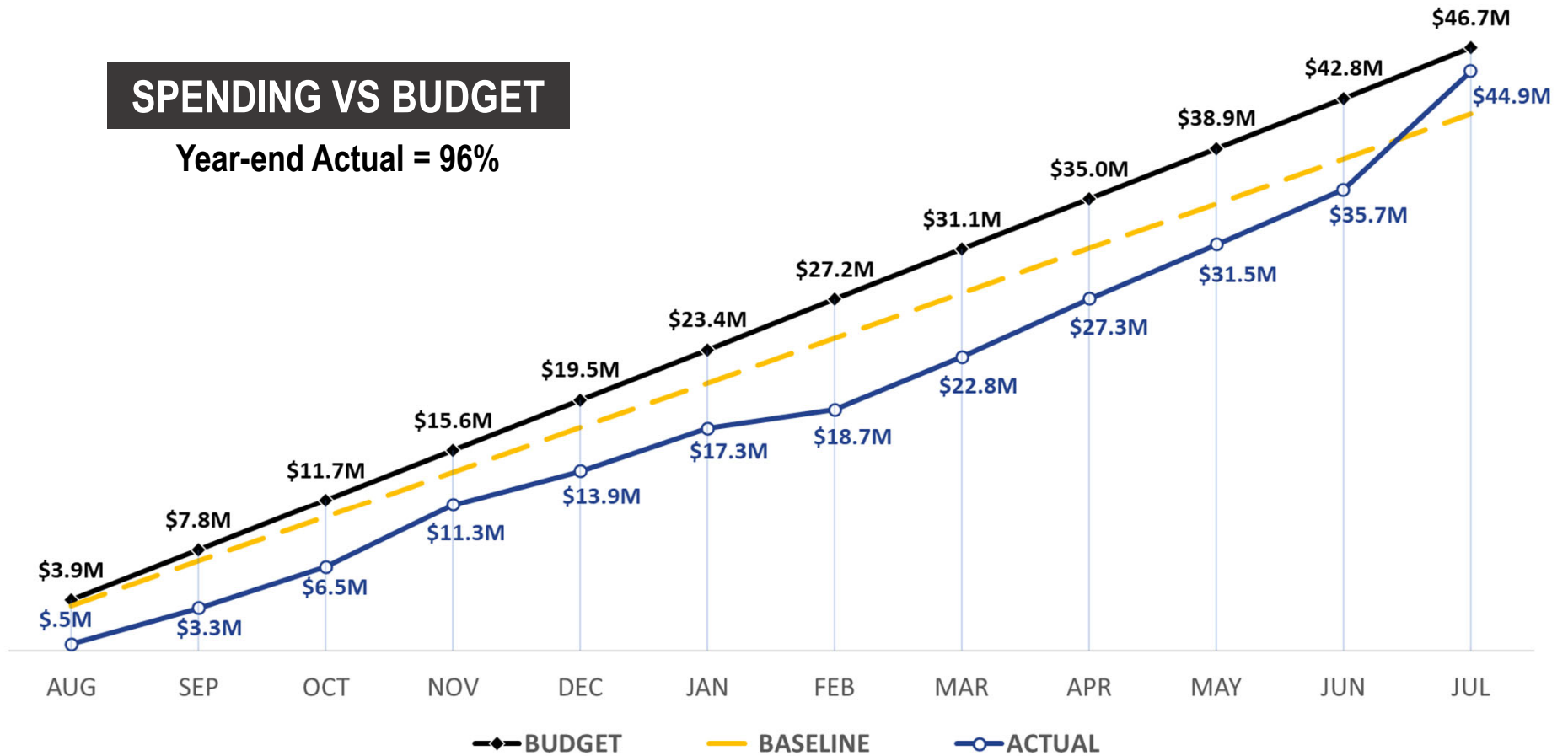
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Water – Spending vs Budget

SPENDING VS BUDGET

Year-end Actual = 96%



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Q4 Water Accomplishments

- Admin:
 - Nearly 800 Invoices Processed
 - 40 Board Items
 - 55 Executed Contracts
- Bid Process Complete:
 - Broken and Critical Valve Replacement
 - San Antonio St Rehabilitation Phase 3 (CNB)
- Successfully Rehabilitated and brought online the County Line Standpipe and Loop 337 GST
- Conrad's EST brought online



Mission

Strengthening our community by providing resilient essential services



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Core Values

Safety, Team, Integrity, Culture, and Stewardship

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Feature Projects - Water

 **WATER**

SUPPLY


TREATMENT


DISTRIBUTION PUMPING


TRANSMISSION


ELEVATED STORAGE




FM 1044 EST

Expected Completion: Fall 2026

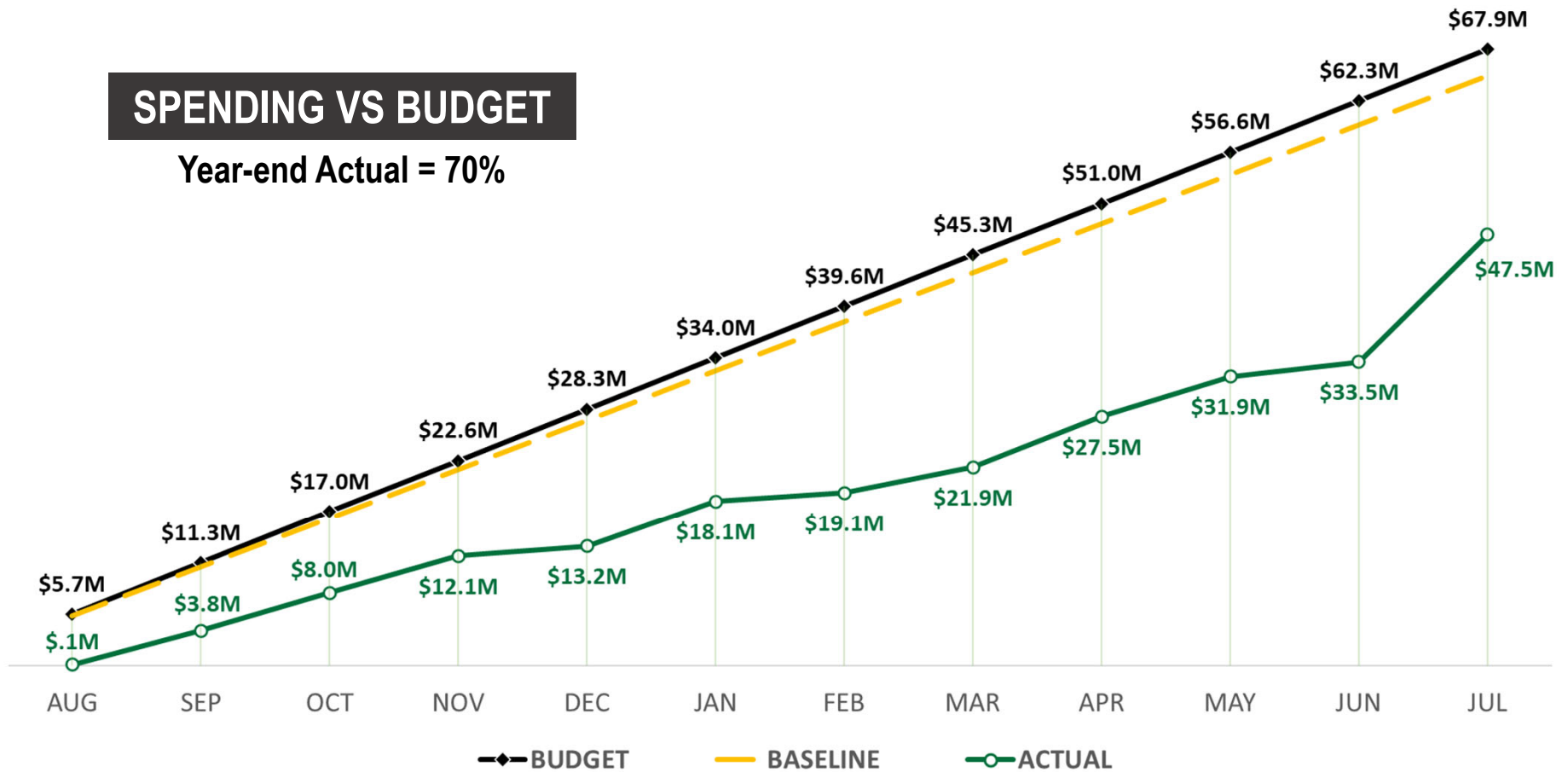
Scope: 2 million gallon elevated storage tank within the Morningside Pressure Zone (MPZ).

Purpose: Maintains and exceeds regulatory compliance and enhances water service and reliability for all nearby customers.

Wastewater – Spending vs Budget

SPENDING VS BUDGET

Year-end Actual = 70%



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NBU NEW BRAUNFELS
UTILITIES

Q4 Wastewater Accomplishments

- **Design Complete**
 - Kuehler WRF Rehabilitation
- **Construction Complete**
 - Kuehler Clarifier Rehabilitation
- **Heavy Construction Ongoing on McKenzie Interceptor and McKenzie WRF Expansion**
 - Expected completion in Fall 2026
- **Gruene WRF Expansion RFQ & Scoping**



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Feature Projects - Wastewater

WASTEWATER

COLLECTION



TRANSMISSION



TREATMENT



McKenzie Interceptor

Status: Construction Ongoing. Currently working on bored road crossings and pipeline installation.

Purpose: Replace the existing 18"/21"/24" with a 36" interceptor to accommodate future growth in the McKenzie sewer basin.

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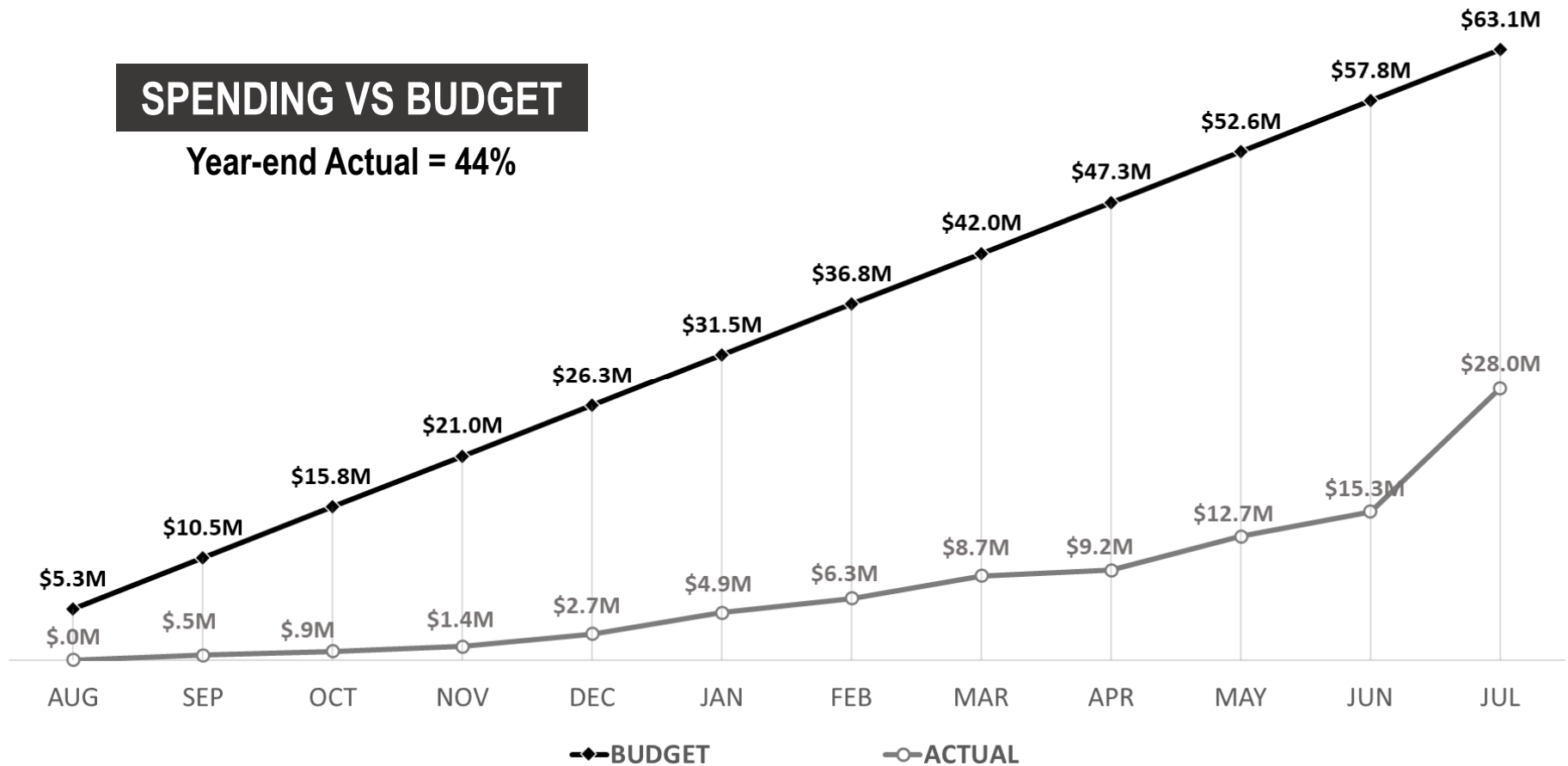
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Business Services – Spending vs Budget

SPENDING VS BUDGET

Year-end Actual = 44%



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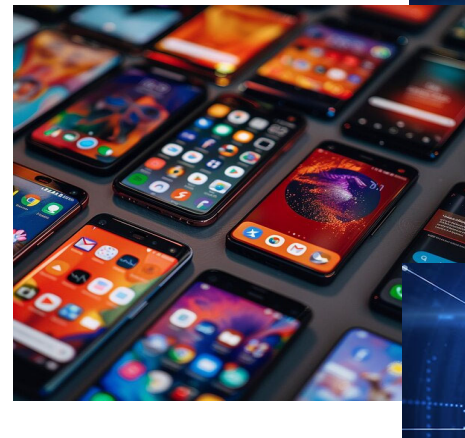
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Q4 Support Accomplishments

- Windows 11 Upgrade:
 - Phase I – complete
- Mobile Device Replacement:
 - 50% complete
- NetExtender VPN Client Upgrade:
 - 100%
- Migrated all .pst files in preparation for upcoming M365 migration



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Feature Projects - Support

SUPPORT

FLEET & FACILITIES



INFORMATION TECHNOLOGY



SYSTEMS CONTROL



DATA STRATEGY



Feature Project: BDAP Server Cluster Replacement

Completion: June 16, 2025

Purpose: Upgrading our BDAP cluster to a HyperV server management platform provides more resilience and additional storage while reducing physical hardware and saving over \$100k annually in licensing costs.

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QUESTIONS?

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Meeting Date: October 30, 2025 **Agenda Type:** Items from Staff

From: Jacob Tschoepe **Reviewed by:** Darrin Jensen
Program Portfolio Manager Director of Enterprise Project
Management Office

Submitted by: David Hubbard **Approved by:** Ryan Kelso
Chief Administrative Officer Chief Executive Officer

RECOMMENDED ACTION: Monthly NBU Headquarters Progress Update

New Braunfels Utilities HQ Update

October 2025

NBU® NEW BRAUNFELS
UTILITIES

Recent Milestones

October

- Commercial Building Permit Received
- Steel Going Vertical
- Majority of Warehouse Steel in Place
- Tilt Wall Panels Poured
- Site Utilities Continue



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NBU NEW BRAUNFELS
UTILITIES

Legend Key

- 1 Training and Testing Field
- 2 Equipment Building
- 3 Recycle/Trash Dumpsters
- 4 Operations Dock
- 5 Warehouse
- 6 Administration Bldg.
- 7 Spoils
- 8 Wire Storage
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- 29 Cistern
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- 31 Grass Area



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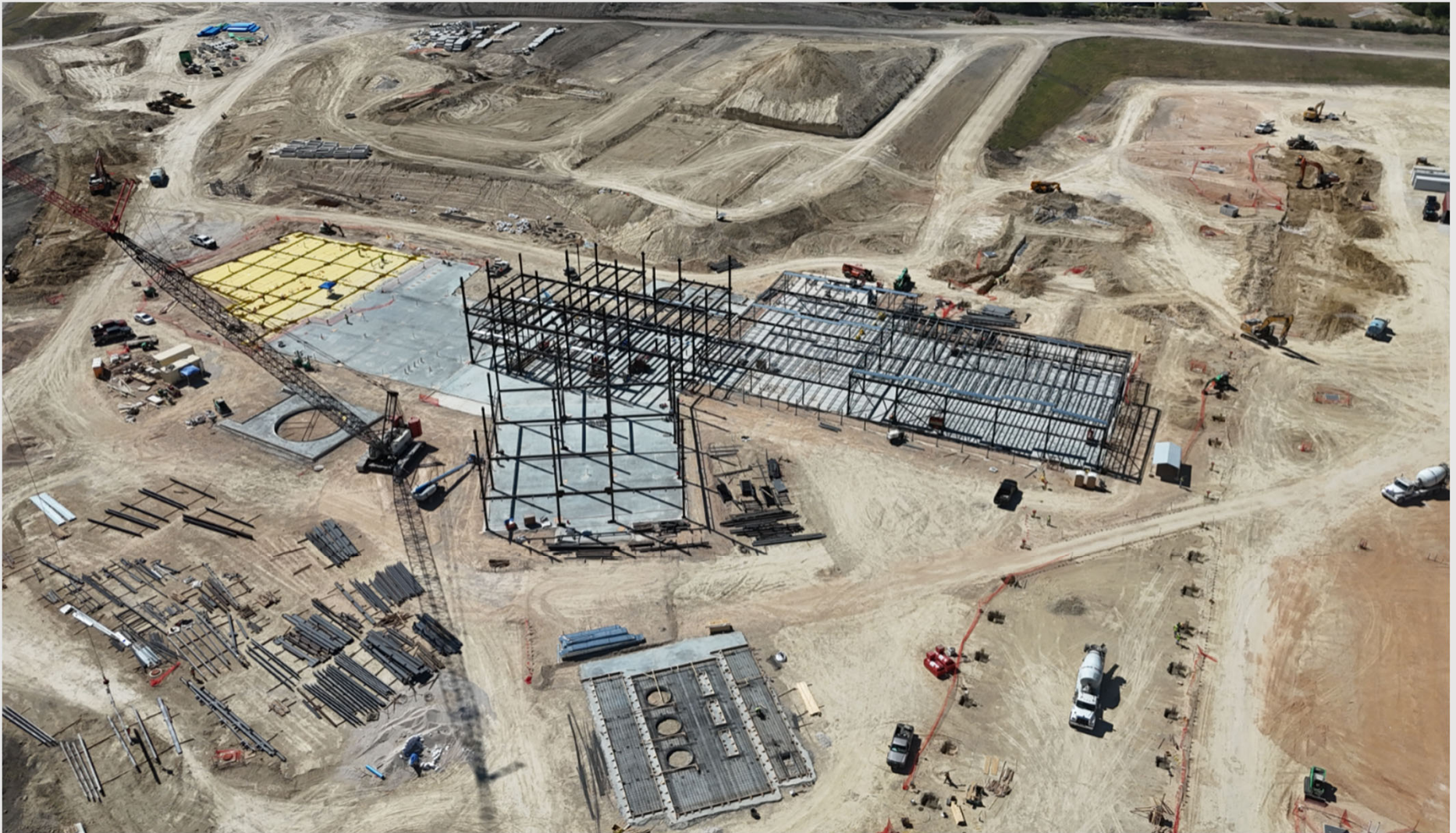
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Next Steps

- *Final Concrete Placement Main Building*
- *Vertical Steel Construction Continues*
- *Interior Walls and MEP Start*
- *Install Bridge November*
- *Sewer Line Tie-in at Krueger Canyon*

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Questions?



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UTILITIES



Meeting Date: October 30, 2025 **Agenda Type:** Items from Staff

From: David Hubbard **Reviewed by:** David Hubbard
Chief Administrative Officer Chief Administrative Officer

Submitted by: David Hubbard **Approved by:** Ryan Kelso
Chief Administrative Officer Chief Executive Officer

RECOMMENDED ACTION: Integrated Resource Plan (“IRP”) Update

Integrated Resource Plan “IRP” Update

David Hubbard, Chief Administrative Officer

- October 30, 2025

NBU® NEW BRAUNFELS
UTILITIES

Thermal Generation Consultant Timeline

As a result of the IRP Action Plan, we are seeking a consultant to aid us in forming an RFP for Thermal Generation.

Below is the projected timeline for the Thermal Generation Consultant Contract.



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Thermal Generation Consultant Project Plan

- **Project Cost:** ~\$250,000.00
- **Project Timeline:** 12-14 Months
- **Project Timeline Breakdown Summary:**

Milestone	Forecasted Timeline
RFP Creation	90 Days
RFP Posted	30 Days
PHASE 1	30 Days
Evaluation and Shortlist #1	30 Days
PHASE 2	90 Days
Risk and Ranking Analysis	30 Days
Evaluation and Shortlist #2	30 Days
Final Report and Presentation	30 Days
PHASE 3	150 Days
Negotiation and Contract Execution	150 Days

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Thermal Generation Consultant Project Plan

Questions?

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Meeting Date: October 30, 2025 **Agenda Type:** Consent Items for Action

From: Laura Ayala **Reviewed by:** Rocio G. Hilliard
Board Relations Coordinator Chief of Staff

Submitted by: Rocio G. Hilliard **Approved by:** Ryan Kelso
Chief of Staff Chief Executive Officer

RECOMMENDED ACTION: Approve Minutes of the NBU Regular Board Meeting of September 25, 2025

BACKGROUND

None

FINANCIAL IMPACT

None

LINK TO STRATEGIC PLAN

Customers and Community

EXHIBITS

1. September 25, 2025 Regular Board Meeting Minutes

**MINUTES
NEW BRAUNFELS UTILITIES BOARD OF DIRECTORS
REGULAR BOARD MEETING**

1:00 P.M.

Thursday, September 25, 2025

NBU Board Room

263 MAIN PLAZA, NEW BRAUNFELS, TEXAS 78130

Board President Wayne Peters opened the meeting at 1:00 p.m. A quorum of the NBU Board was present.

PRESENT

Board President Wayne Peters, Board Vice President Judith Dykes-Hoffmann, and Board Trustee Yvette Villanueva Barrera

ABSENT

Board Trustee Stuart Blythin and Mayor Neal Linnartz

NBU PERSONNEL

Ryan Kelso, Ragan Dickens, Greg Brown, Jessica Williams, Connie Lock, Rocio Gallegos, Mark Steelman, Sheila Lavender, David Hubbard

Andrew Cummings, Ashley Van Booven, Bob Figuly, Darrin Jensen, Jason Theurer, John Warren, Justin Green, Mike Short, Rachel Leier, Reagan Pena, Will Riley, Adam Willard, Anna Johnson, Becca Graham, Beth Perez, Brent Lundmark, Bruce Haby, Coby Henk, Doug Clifton, Gregory Thomas, Jacob Tschoepe, James Rammel, Jeffery Jones, Jeffery Morriss, Jenna Mathis, Jesse Luna, Jessica Coleman, Jessica Green, Joe Vargas, Katie Storie, Kenneth Allen, Kimberly Huffman, Missy Quent, Nancy Pappas, Peter Vanderstoep, Robert Aleman

NBU CONSULTANTS

Ashley Kent, Arcadis

PLEDGE AND INVOCATION

Board Trustee Yvette Villanueva Barrera led the pledge of allegiance and offered the invocation.

PUBLIC COMMENT

There were no public comment requests.

NBU EMPLOYEE AWARDS AND RECOGNITION

1. Retirement Recognition of Kevin Seidel

NBU recognized NBU Employee Kevin Seidel, who retired after nearly 38 years of dedicated service.

2. **Presentation of Service Pins**

a. **Recognizing NBU Employees Keith Marsh and Maria Gomez for 20 Years of Service**

NBU Employees Keith Marsh and Maria Gomez were recognized and presented with a service pin for 20 years of service with NBU.

ITEMS FROM THE CHAIR

1. **Any Items Permitted Under Section 551.0415 of the Texas Government Code**

Board President Wayne Peters shared with the Board that he attended the New Braunfels Chamber of Commerce Inter-City Visit to Topeka and Lawrence, Kansas.

ITEMS FROM STAFF

1. **CEO Update**

CEO Ryan Kelso presented updates on the following events that NBU staff participated in:

a. **Leadership Announcement of New Hires and Position Changes: Director of System Operations, Will Riley; Learning and Engagement Manager, Katie Storey; and Procurement Manager, Anna Johnson**

Will Riley joined NBU as the Director of System Operations. He will oversee the Control Center, Fleet & Facilities, and Emergency Management departments.

Katie Storey joined NBU as the Learning and Engagement Manager. She will oversee the Learning and Engagement department.

NBU's Anna Johnson has been named the new Procurement Manager. Anna has been with NBU for five years and has been with the Purchasing Department since 2020.

b. **NBU's Ragan Dickens Chosen for Leadership New Braunfels Class of 2026**

NBU's Chief Communications Officer, Ragan Dickens, has been selected to join the Leadership New Braunfels Class of 2026. The 34th class will begin in October.

c. **Country Hill South Pump Station Emergency Event Response**

The Country Hills South Pump Station recently experienced significant electrical and communication asset damage due to a fire at the electric meter. This resulted in a complete loss of power and communication to the facility. Service disruptions were avoided due to a swift response from NBU staff.

d. **Thermal Imaging Camera Utilized to Prevent Critical Event at Freiheit Substation**

A thermal imaging camera at the Freiheit Substation detected a critical hotspot. The early warning allowed staff to shift load and repair the issue to avoid customer impacts.

e. NBU Staff Participates in Emergency Management Tabletop Exercise

NBU hosted an emergency management tabletop exercise simulating a major flood event, including the challenging scenario of an employee fatality.

f. NBU Community Advisory Panel Meets to Discuss Drought Contingency Plan

The Community Advisory Panel initiated its review of NBU's Drought Contingency Plan. This was the first of three scheduled sessions, where the panel focused on gaining familiarity with the existing plan. They will reconvene on October 14th to review proposed revisions, and then again on November 18th.

g. Any Other Items Permitted Under Section 551.0415 of the Texas Government Code

*No additional items were discussed.

2. Financial Update and Report

Accounting Manager Kimberly Huffman provided an update on the financial status of NBU.

3. Quarterly Investment Report

Finance and Risk Manager Jessica Coleman provided an update on the Quarterly Investment Report.

4. Quarterly Update on the Headwaters at the Comal

Headwaters at the Comal Managing Director Nancy Pappas provided an update on the Headwaters at the Comal.

5. Monthly NBU Headquarters Progress Update

Program Portfolio Manager Jacob Tschoepe provided an update on the progress of the NBU Headquarters project.

CONSENT ITEMS FOR ACTION

Board Vice President Judith Dykes-Hoffmann made a motion, and Board Trustee Yvette Villanueva Barrera seconded the motion to approve the Consent Items for Action as follows: #1, #2, #3, #4, #5, #6, #7, #8, #9, #10, #11, #12, #13, and #14. The vote was unanimous.

1. Approve Minutes of the NBU Regular Board Meeting of August 28, 2025
2. Approve the Change Order Log from July 15, 2025, through August 15, 2025
3. Approve the Reports for Water and Electric Engineering Contracts from August 1, 2024, through August 15, 2025
4. Approve the Electric Line of Business Alternative Procurements from July 15, 2025, through August 15, 2025
5. Authorize the CEO or His Designee to Negotiate and Execute a Third Amendment to the Professional Services Agreement with Freese and Nichols, Inc. for the Design of the Gruene Wastewater and Inverted Siphon Improvements Project at (i) the Gruene Water Reclamation

Facility; (ii) Along Gruene Road South of the Loop 337 Bridge; and (iii) the Inverted Siphon Along Gruene Road West of Downtown Gruene

6. Authorize the CEO or His Designee to Negotiate and Execute a Joint Construction Contract Agreement with Capital Excavation Company and the City of New Braunfels for the San Antonio Street Rehabilitation and Water Lane Utility Improvements Project Phase 3
7. Authorize the CEO or His Designee to Negotiate and Execute a Third Amendment to the Professional Services Agreement with Kimley-Horn and Associates, Inc. for the Design of the Saengerhalle North Interceptor Project Located Generally Along the Existing Drainage Channel from Silver Spur Drive to Approximately 500 Feet Southwest of Alves Lane
8. Authorize the CEO or His Designee to Negotiate and Execute a Cooperative Agreement with Waypoint Business Solutions, LLC, for the Replacement of the Current VxRail Server Cluster with a Consolidated HyperV Server Cluster
9. Authorize the CEO or His Designee to Negotiate and Execute a Cooperative Agreement with Gartner Inc. for Professional Services in Selecting and Overseeing the Implementation of the Customer Information and Financial Systems
10. Authorize the CEO or His Designee to Execute an Interlocal Agreement with Comal County for Shared Use of the New Braunfels Utilities Fiber-Optic Network
11. Authorize the CEO to Negotiate and Execute a Services and Goods Agreement with Austin Armature Works, LP, for Variable Frequency Drive and Soft Starter Maintenance and Replacement Services
12. Authorize the CEO to Negotiate and Execute a Professional Services Agreement with Hardin & Associates Holdings, LLC, d/b/a Hardin & Associates Consulting, for Customer Service Inspection Services
13. Authorize the CEO or His Designee to Negotiate and Execute a Second AIA Document G802-2017 Amendment to the Professional Services Agreement with Robert E. Lamb, Inc. for the Proposed New Braunfels Utilities Backup Operations Center Project Located at 415 Gruene Road to Add Permit Coordination, Bidding Support Services, and Construction Administration Services
14. Authorize the CEO or His Designee to Negotiate and Execute an AIA Document A133-2019 Exhibit A Guaranteed Maximum Price Amendment No. 6 with SpawGlass Contractors, Inc., for the New Braunfels Utilities Headquarters Facility Project, Located on a 76-acre Tract of Property at the Intersection of Engel Road and IH 35

ACTION ITEMS

1. **Discuss and Consider Approval of Revisions to the NBU Strategic Plan Measures and Performance Payout Structure for Fiscal Year 2026**

Board Vice President Judith Dykes-Hoffmann made a motion, and Board Trustee Yvette Villanueva Barrera seconded the motion to approve the revisions to the NBU Strategic Plan Measures and Performance Payout Structure for Fiscal Year 2026. The vote was unanimous.

2. **Discuss and Consider Approval of AIA Document A101-2017 Standard Form of Agreement Between Owner and Contractor with SpawGlass Contractors, Inc., for the Construction of the Proposed New Braunfels Utilities Backup Operations Center Project Located at 415 Gruene Road**

Board Trustee Yvette Villanueva Barrera made a motion, and Board Vice President Judith Dykes-Hoffmann seconded the motion to approve the AIA Document A101-2017 Standard Form of Agreement Between Owner and Contractor with SpawGlass Contractors, Inc., for the Construction of the Proposed New Braunfels Utilities Backup Operations Center Project Located at 415 Gruene Road. The vote was unanimous.

3. **Discuss and Consider Receiving the 2025 Water Resource Plan Prepared by Arcadis U.S., Inc., Dated August 2025**

Board Vice President Judith Dykes-Hoffmann made a motion, and Board Trustee Yvette Villanueva Barrera seconded the motion to approve receiving the 2025 Water Resource Plan Prepared by Arcadis U.S., Inc., Dated August 2025. The vote was unanimous.

4. **Discuss and Consider Participating in a Memorandum of Understanding Between Guadalupe-Blanco River Authority and New Braunfels Utilities for the WaterSECURE Project**

Board Trustee Yvette Villanueva Barrera made a motion, and Board Vice President Judith Dykes-Hoffmann seconded the motion to decline participating in a Memorandum of Understanding Between Guadalupe-Blanco River Authority and New Braunfels Utilities for the WaterSECURE Project. The vote was unanimous.

5. **Discuss and Consider Authorizing the CEO or His Designee to Negotiate and Execute a Memorandum of Agreement Between the Guadalupe-Blanco River Authority and New Braunfels Utilities to Collaborate on the Development of a Guadalupe River Habitat Conservation Plan**

Board Vice President Judith Dykes-Hoffmann made a motion, and Board Trustee Yvette Villanueva Barrera seconded the motion to approve a Memorandum of Agreement Between the Guadalupe-Blanco River Authority and New Braunfels Utilities to Collaborate on the Development of a Guadalupe River Habitat Conservation Plan. The vote was unanimous.

EXECUTIVE SESSION

Board President Wayne Peters recessed the Open Session at 2:30 pm and announced that the Board would go into an Executive Session meeting. The Executive Session included Power Supply Resources – Competitive Matters - (Section 551.086 – Texas Government Code); Consultation with Attorney Regarding Pending or Contemplated Litigation, Settlement Offers, and/or Matters Protected by Attorney-Client Privilege (Section 551.071 – Texas Government Code); Real Property (Section 551.072 – Texas Government Code) – a. Discuss Legal Matters Relating to Potential Eminent Domain Actions to Secure the Following Easements Regarding the Highway 46 Substation (“HW14”) Feeder to FM 3009 Extension Phase 2 Project: (i) a 0.386 Acre Electric Utility Easement, situated in the J. Doehne Survey No. 912, Abstract 971 in Comal County, Texas and out of that 15.105 acre tract conveyed to Stephen J. Clayton by deed recorded in Document No. 202306039904 of the Official Public Records of Comal County Texas, in which his spouse, Kristin Clayton, holds or may hold a community property interest, also known as Comal County Parcel No. 106509, (ii) a 0.043 Acre Electric Utility Easement, situated in the J. Doehne Survey No. 912, Abstract 971 in Comal County, Texas and out of that called 19.602 acre tract conveyed to Craig E. Johnson and Cynthia D. Johnson, Trustees of the Johnson Living Trust Dated July 11, 2005, recorded in Document No. 200506033503 of the Official Public Records of Comal County Texas, also known as Comal County Parcel No. 108345; b. Discuss Proposed High-Density Multifamily Developments Platted as Minor Plat; Consultation with Attorney Regarding Pending or Contemplated Litigation, Settlement Offer, and/or Other Matters Protected by Attorney-Client Privilege - (Section 551.071 – Texas Government Code): a. Discuss Legal Matters Relating to the Gonzales Carrizo Water Supply Project; b. Discuss Pending Litigation Styled *Allison McCumbee vs. New Braunfels Utilities, Comal County, 207th Judicial District, Cause No. C2024-1273B*

The Executive Session was opened at 2:35 pm and closed at 4:02 pm.

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

The Regular Session resumed at 4:03 pm. Only the matters cited above, and no others, were discussed. The board voted on the competitive matter listed on the agenda, but no other votes were taken in Executive Session.

ACTION ITEMS

- 1. Discuss and Consider Approving Resolution R-2025-204 Recommending the Acquisition of Electric Utility Easements Over, Under, Upon, and Across a 0.386 Acre Tract of Real Property Owned by Stephen J. Clayton in which his Spouse, Kristin Clayton, Holds or May Hold a Community Property Interest (Comal County Parcel No. 106509) and a 0.043 Acre Tract of Real Property Owned by Craig E. Johnson and Cynthia D. Johnson, Trustees of the Johnson Living Trust Dated July 11, 2005 (Comal County Parcel No. 108345), Both of Which are Necessary to Advance and Achieve the Public Use of Expanding the New Braunfels Utilities’ Electric System to Increase Electric Capacity to Meet Existing and Future Needs and Ensure Reliability**

Board Vice President Judith Dykes-Hoffmann made a motion, and Board Trustee Yvette Villanueva Barrera seconded the motion to approve Resolution R-2025-204 recommending the acquisition of electric utility easements over, under, upon, and across a 0.386 acre tract of real property owned by Stephen J. Clayton in which his spouse, Kristin Clayton, holds or may hold a community property interest (Comal County Parcel No. 106509) and a 0.043 acre tract of real property owned by Craig E. Johnson and Cynthia D. Johnson, Trustees of the Johnson Living Trust dated July 11, 2005 (Comal County Parcel No. 108345), both of which are necessary to advance and achieve the public use of expanding the New Braunfels Utilities' electric system to increase electric capacity to meet existing and future needs and ensure reliability. The vote was unanimous.

ADJOURN

There was no further business, and Board President Wayne Peters adjourned the meeting at 4:06 pm.

Wayne Peters, President
Approved

Attest:

Ryan Kelso, Secretary of the Board
Chief Executive Officer

Date Approved: October 30, 2025

Agenda Type: Consent Items for Action

Reviewed by: Darrin Jensen
Director of Enterprise Project
Management Office

Approved by: Ryan Kelso
Chief Executive Officer

- Headwaters Construction, Owner's Contingency - Rip Rap install at Building A planting bed to redirect water flow to prevent erosion, Byrne Construction, Change Order No. 69, cost increase of \$3,641.60.
- Headwaters Construction, Owner's Contingency - materials testing with Raba Kistner for the asphalt on the Parking Lot for GMP 5, includes proof roll, density, and concrete cylinders, Byrne Construction, Change Order No. 70, cost increase of \$2,736.80.

Change orders more than \$50,000:

- None reported during this period.

LINK TO STRATEGIC PLAN

Customers and Community

People and Culture

Stewardship

EXHIBITS

None



Meeting Date: October 30, 2025

Agenda Type: Consent Items for Action

From: Anna Johnson
Purchasing Manager

Reviewed by: Darrin Jensen
Director of Enterprise Project
Management Office

Submitted by: David Hubbard
Chief Administrative Officer

Approved by: Ryan Kelso
Chief Executive Officer

RECOMMENDED ACTION: Approve the Reports for Water and Electric Engineering Contracts from August 1, 2025, through September 15, 2025

BACKGROUND

The Board of Trustees approved the NBU Purchasing Policy on October 31, 2019. The Purchasing Policy defines the process for obtaining approval of Professional Engineering Contracts. In addition to the individual approval by the Board of Trustees for Professional Engineering Contracts greater than \$500,000, the policy further states, “The limit for expenditures to be paid to a licensed professional engineer or a firm of licensed professional engineers as defined in Chapter 2254 of the Texas Government Code, as amended, performing engineering services without the prior approval of the Board of Trustees shall be \$500,000 per vendor per contract. Each department manager, who hires a licensed professional engineer or firm of licensed professional engineers, shall prepare a report specifying the following:

1. name of licensed professional engineer or firm of licensed professional engineers engaged to complete a project;
2. project name;
3. contract amount and amendments to original contract amount;
4. total cumulative number of contracts and contract amounts approved in a fiscal year to that licensed professional engineer/firm of licensed engineers; and
5. date presented to the Board of Trustees.

This report shall be prepared on a monthly basis and be delivered to the Purchasing Manager before each Board of Trustees’ meeting. The Purchasing Manager will prepare a consent agenda item to request approval of the report at the next Board of Trustees’ meeting.”

Exhibits attached to this agenda item are the Professional Engineering report(s) submitted to the Purchasing Manager for the period of August 1, 2025, through September 15, 2025.

FINANCIAL IMPACT

The financial impact of new water engineering contracts during this period was \$499,988.00. No electric engineering contracts were executed during this period.

LINK TO STRATEGIC PLAN

Customers and Community

People and Culture

Stewardship

EXHIBITS

1. Exhibit A – Report for Water Engineering Contracts



Meeting Date: October 30, 2025

Agenda Type: Consent Items for Action

From: Anna Johnson
Purchasing Manager

Reviewed by: Darrin Jensen
Director of Enterprise Project
Management Office

Submitted by: David Hubbard
Chief Administrative Officer

Approved by: Ryan Kelso
Chief Executive Officer

RECOMMENDED ACTION: Approve the Electric Line of Business Alternative Procurements from August 15, 2025, through September 15, 2025

BACKGROUND

Section 252.022(c) of the Texas Local Government Code provides that a municipally owned electric utility may define, by resolution, an alternative procurement procedure for the purchase of goods and services related to the electric utility. On June 28, 2018, the Board of Trustees approved the NBU Purchasing Policy, by resolution, which defined a procedure for procurement of goods and services for NBU's electric line of business. The Purchasing Policy was later revised and approved on October 31, 2019. Among other conditions, the Purchasing Policy requires NBU staff to notify the Board of Trustees of any procurement over \$250,000 that uses the electric line of business procurement procedure.

Listed below are the procurements, in excess of \$250,000.00, submitted to the Purchasing Manager for the period of August 15, 2025, through September 15, 2025, using the electric line of business alternative procurement process.

FINANCIAL IMPACT

Electric Line of Business purchases more than \$250,000.00:

- None reported during this period.

LINK TO STRATEGIC PLAN

Infrastructure and Technology

Stewardship

EXHIBITS

None

Agenda Type: Consent Items for Action

Reviewed by: Darrin Jensen
Director of Enterprise Project
Management Office

Approved by: Ryan Kelso
Chief Executive Officer

LINK TO STRATEGIC PLAN

Customers and Community

People and Culture

Stewardship

EXHIBITS

None

RECOMMENDED ACTION: Reject All Proposals Submitted for RFP #25-0088, Freiheit Control House and Breaker Additions Construction

BACKGROUND

On August 13, 2025, New Braunfels Utilities (“NBU”) issued a request for competitive sealed proposals, RFP# 25-0088, for (i) procuring a prefabricated control house; (ii) procuring and installing new relay panels; (iii) a new SCADA panel and communications panel; (iv) installing three feeder breakers and two tie breakers; (v) one vertical air break switch; (vi) installing a prefabricated cable trough and installation of three underground feeder exits; and (vii) replacing buswork and switches in multiple distribution bays.

The deadline to submit proposals was September 25, 2025, at 1:00 p.m. At the deadline, NBU received two proposals, from GridTech, LLC, and Texas Electric Cooperatives, Inc.

This project must be re-solicited as both respondents were deemed non-responsive due to missing required documentation.

For that reason, NBU staff requests that the Board of Trustees reject all proposals submitted for RFP #25-0088.

This item is being presented to the Board because the Purchasing Policy and Section 252.043(f) of the Local Government Code require the governing body to authorize the rejection of all proposals submitted in response to a solicitation.

FINANCIAL IMPACT

None

LINK TO STRATEGIC PLAN

Customers and Community

People and Culture

Stewardship

EXHIBITS

None

FINANCIAL IMPACT

None

LINK TO STRATEGIC PLAN

Customers and Community

Stewardship

EXHIBITS

1. NBU CAP Bylaws (redline)
2. NBU CAP Bylaws (clean)

RECOMMENDED ACTION: Approve Resolution Amending Authorized Representatives of NBU for Texas Local Government Investment Pool Transactions

Agenda Type: Consent Items for Action

Reviewed by: Michael Short, P.E.
Director of Engineering

Approved by: Ryan Kelso
Chief Executive Officer

RECOMMENDED ACTION: Authorize the CEO or His Designee to Negotiate and Execute a Construction Contract with Allbrite Constructors of Texas, Inc. for the Construction of the Broken and Critical Valve Replacements Project for the Installation, Removal, and/or Replacement of Water Valves

BACKGROUND

On June 24, 2025, New Braunfels Utilities (“NBU”) issued a request for bids for the Broken and Critical Valve Replacement Project (the “Project”), which includes (i) installation of new and/or the removal and replacement of water valves ranging in size from 2-inch to 18-inch at a total of ten (10) different NBU sites; (ii) storm water pollution prevention; (iii) restoration; and (iv) all other appurtenances necessary to complete the Project.

On July 29, 2025, NBU received four (4) bids for the Project during the public bidding process. The project team evaluated the bids and recommends the selection of Allbrite Constructors of Texas, Inc. (“Allbrite”) for the Project. Allbrite was selected as the respondent who provides the best value to NBU based on the selection criteria, the weighted value for those criteria, and the ranking evaluation, including their cost of work, proposed schedule, past performance on similar projects, overall qualifications, available resources, corporate history, and references. The Allbrite proposal includes a base bid of \$661,460.29, which was the lowest base bid out of the four (4) respondents.

NBU staff requests that the Board of Trustees approve the Construction Contract Agreement (the “Contract”) with Allbrite for the Project.

This item is being presented to the Board because the total amount of this contract exceeds \$250,000.00.

FINANCIAL IMPACT

The total financial impact of the Contract with Allbrite for the Project is \$661,460.29. The Project is budgeted within the Fiscal Year 2026 NBU Board approved Capital Improvements Projects Budget. Anticipating the need for project change orders, a contract contingency in the amount of \$100,000.00, which is approximately 15% of the total contract amount, will be added to the project construction budget. The total Contract amount plus contingency is \$761,460.29.

LINK TO STRATEGIC PLAN

Customers and Community

Infrastructure and Technology

Stewardship

EXHIBITS

1. Bid Tab (RFB 25-0095)

Broken and Critical Valve Replacement Bid Tab	
<u>Bidder</u>	<u>Total Cost</u>
Allbrite Constructors of Texas, Inc.	\$661,460.29
Guerra Underground, LLC.	\$1,010,248.83
MC Etheridge Co.	\$1,167,412.15
RHTX Construction, LLC.	\$999,803.00

2. Bid Evaluation Matrix – Competitive Sealed Proposal (25-0095)

Vendor	Cost of Work	Proposed Schedule/ Contract Time	Past Performance on Similar Projects	Overall Qualifications, Past relationship with NBU, Reputation	Available Resources to Complete the Project	Contractor's Corporate History and Stability	References	Total Score
Allbrite Constructors of Texas	5	0	2.5	3	3	3	3	67
Guerra Underground, LLC	3.27	3	4	3	3	4	3	65.2
M. C. Ethridge Co.	2.83	3	4	4	3	4	3	62.3
RHTX Construction, LLC	3.31	2.5	3	2.5	3	3	3	60.35

3. Construction Contract with Allbrite

RECOMMENDED ACTION: Authorize the CEO or His Designee to Negotiate Renewal of the Administrative Services Agreement with BlueCross and BlueShield of Texas for Calendar Year 2026 and to Take All Reasonable Actions in Connection Therewith

FINANCIAL IMPACT

The total fixed costs increase for NBU will be \$66,000.00 annually for a total of \$123,000.00 through the end of Calendar year 2027. These funds are currently budgeted within the Fiscal Year 2026 through Fiscal Year 2027 NBU Board approved Operations & Maintenance budget.

LINK TO STRATEGIC PLAN

People and Culture**Stewardship****EXHIBITS**

1. Summary of Benefits and Coverage (SBC) Addendum
2. 2026 Benefit Program Application
3. Stop Loss Application and Policy Schedule

RECOMMENDED ACTION: Authorize the CEO or His Designee to Negotiate and Execute a Cooperative Agreement with GTS Technology Solutions, Inc. for Splunk Cloud and Security Subscriptions

New Braunfels Utilities (“NBU”) is currently using a Security Information and Event Management software called Splunk. This software, or platform, allows NBU to collect and analyze all data, traffic, and transactions in and out of NBU’s network, enhancing the ability to identify action items, security concerns, and historical data retention. The current contract has been in place since December 2022, and NBU has opted to renew this contract for an additional three years.

The total amount for the subscription renewal is \$528,364.63, which exceeds the board approval level of \$250,000.00. The Texas DIR contract DIR-CPO-4879 with GTS Technology Solutions, Inc. (“GTS”), will continue to provide NBU with software, licensing, and application maintenance with the Splunk platform. Additionally, this will significantly enhance the continued protection of critical information technology systems. NBU’s selection of GTS to enter into this contract through the Texas DIR contract DIR-CPO-4879 satisfies the bidding requirements under Texas law.

NBU staff request that the Board of Trustees approve the contract renewal with GTS for continued Splunk software utilization.

This item is being presented to the Board because the total amount of the contract exceeds \$250,000.00.

The total contract amount for the Agreement with GTS is \$528,364.63.00, with a not-to-exceed amount of \$176,121.55 annually for the initial contract term and \$176,121.55 for each of the additional two (2) one-year terms. These funds are available in our Fiscal Year 2026 Operations and Maintenance budget (“O&M Budget”) and will be budgeted in the O&M Budgets of Fiscal Year 2027 through Fiscal Year 2028.

LINK TO STRATEGIC PLAN

Infrastructure and Technology

Safety and Security

EXHIBITS

1. Combined 25-0038 Splunk Signed (GTS)



Meeting Date: October 30, 2025

Agenda Type: Consent Items for Action

From: Larry Aguilar
Cyber Security Manager

Reviewed by: Greg Brown
Chief Technology and Security Officer

Submitted by: Greg Brown
Chief Technology and Security Officer

Approved by: Ryan Kelso
Chief Executive Officer

RECOMMENDED ACTION: Authorize the CEO or His Designee to Negotiate and Execute a Cooperative Agreement with iSphere Innovation Partners LLC for Technology and Security Consulting Services

BACKGROUND

New Braunfels Utilities (“NBU”) is responsible for maintaining regulatory compliance with the standards for cyber-physical systems as required by North American Electric Reliability Critical Infrastructure Protection (“NERC CIP”). A robust cyber-physical program with strong systems and processes provides the organization with a high level of resilience, serving as a business enabler that enhances the experience for NBU staff and customers. To achieve this level of success, NBU has contracted with iSphere Innovation Partners LLC, with a focus on cyber-physical system maturity over the past two years.

The NBU Technology and Security staff recommends renewing the contract with iSphere Innovation Partners LLC, which expands the scope to include the evaluation and implementation of processes to increase the maturity levels of the business technology teams. This improvement will align the technology and security teams to develop at the same pace, resulting in more effective output. NBU staff recommends contracting iSphere Innovation Partners LLC, through the Buy Board, which satisfies the competitive bidding process.

NBU staff requests that the Board of Trustees approve the contract with iSphere Innovation Partners LLC.

This item is being presented to the Board because the total contract amount exceeds \$250,000.00.

FINANCIAL IMPACT

The total contract amount for the Agreement with iSphere is \$1,627,200.00, with a not-to-exceed amount of \$542,400.00 annually for the initial contract term and \$542,400.00 for each of the additional two (2) one-year terms. These funds are available in our Fiscal Year 2026 Operations and Maintenance budget (“O&M Budget”) and will be budgeted in the O&M Budgets for Fiscal Year 2027 through Fiscal Year 2028.

LINK TO STRATEGIC PLAN

Customers and Community

People and Culture

Infrastructure and Technology

EXHIBITS

1. BuyBoard Proposal Invitation No. 760-25

Submitted by: Greg Brown
Chief Technology and
Security Officer

Approved by: Ryan Kelso
Chief Executive Officer

BACKGROUND

FINANCIAL IMPACT

LINK TO STRATEGIC PLAN

Infrastructure and Technology

EXHIBITS

1. NBU 3 Year Renewal with Azteca



2025 Annual Report

GBRA Board of Directors, October 15, 2025

CoNB City Council, October 20, 2025

NBU Board of Directors, October 30, 2025



www.OneWaterNB.com



Topics



1. Program Overview
2. Year 2 Accomplishments
3. Year 3 Project Priorities
4. Recognition

Collaboration for our shared resources



ONE WATER
NEW BRAUNFELS

One Water New Braunfels Progression




Announcing One Water New Braunfels

A collaborative program to ensure water remains a celebrated and protected feature of our community.

VISION To ensure water remains a celebrated and protected feature of our community by collaboratively managing our water resources to safeguard watersheds, waterways and groundwater.	1	Plan for and manage water resources holistically and sustainably
	2	Maximize environmental, social, and economic benefits to the greater New Braunfels area
	3	Ensure water remains a celebrated feature of New Braunfels
	4	Provide sustainable and high-quality water
	5	Ensure healthy watersheds, waterways and groundwater resources

Learn more at nbutexas.com/one-water.



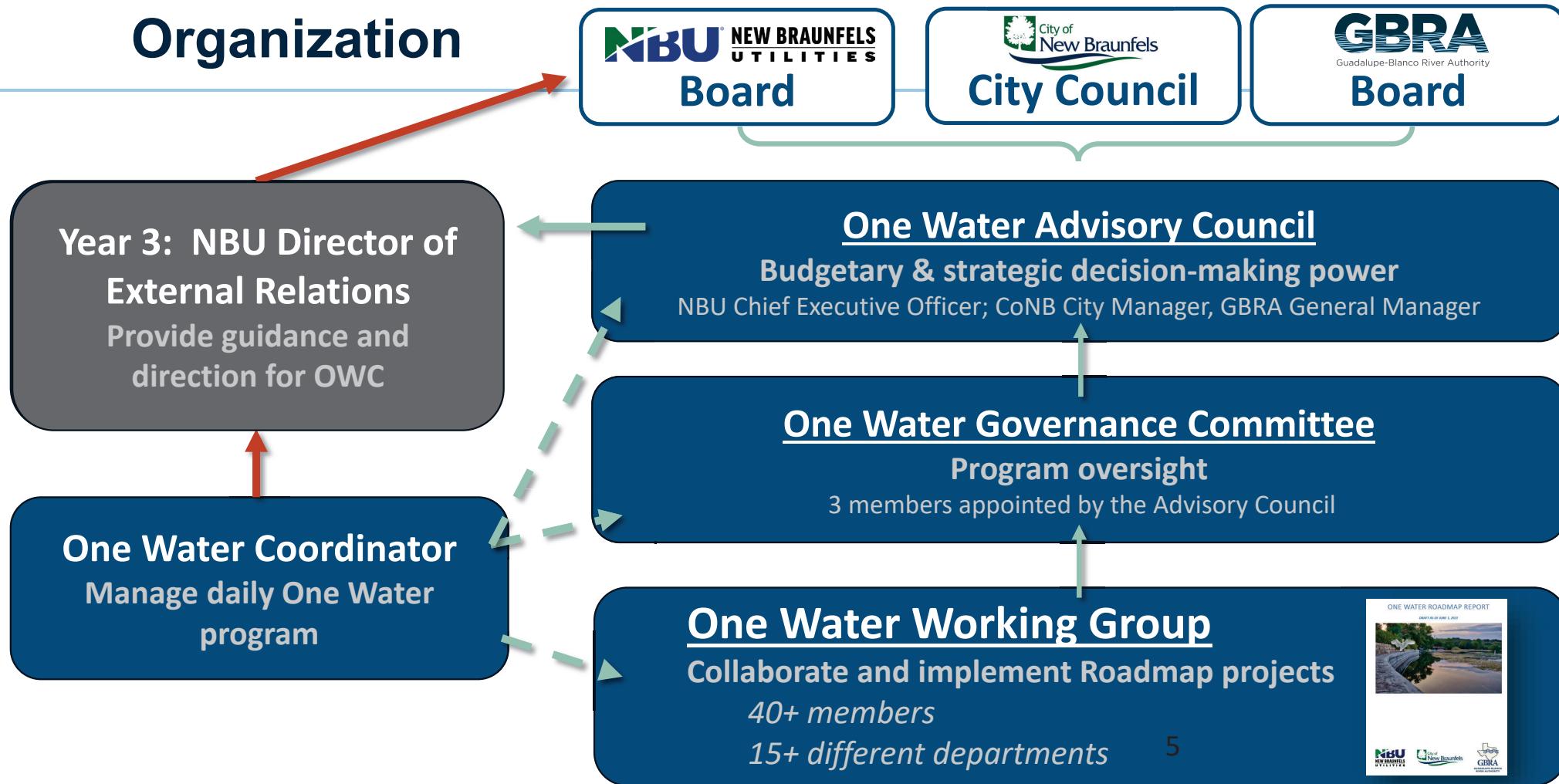




- July 2018: One Water Summit
- October 2019: One Water Working Group Formalized
- October 2021: One Water Roadmap Report
- August 2023: Interlocal Agreement Finalized
- October 2023: Beginning of first Program Year



Organization



What is One Water?

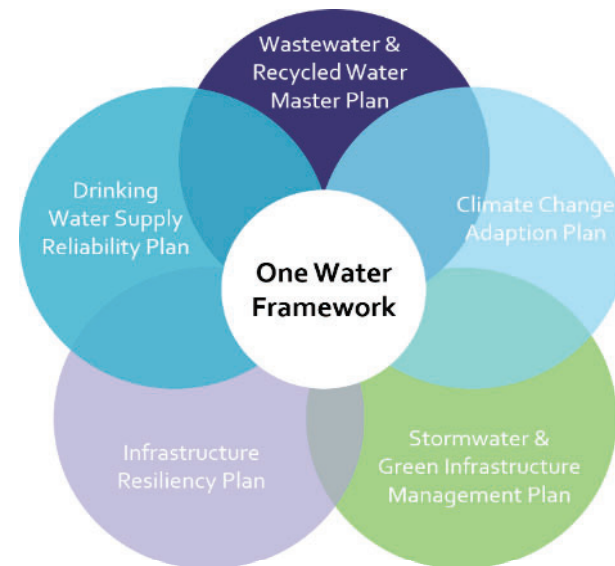
One Water is an integrated **PLANNING** and **IMPLEMENTATION** approach to managing finite water resources for long-term resilience and reliability, meeting both community and ecosystem needs.

Water Research Foundation (WRF)

Traditional Approach



One Water Approach

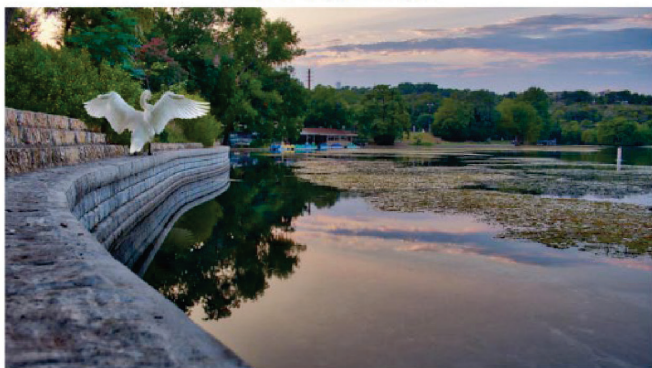


One Water New Braunfels Guidance

ONE WATER
NEW BRAUNFELS

ONE WATER ROADMAP REPORT

DRAFT AS OF JUNE 1, 2021



VISION

To ensure water remains a celebrated & protected feature of our community by collaboratively managing our water resources to safeguard watersheds, waterways & groundwater.

- 1 Plan for & manage water resources holistically & sustainably
- 2 Maximize environmental, social, & economic benefits to the greater New Braunfels area
- 3 Ensure water remains a celebrated feature of New Braunfels
- 4 Provide sustainable & high-quality water
- 5 Ensure healthy watersheds, waterways & groundwater resources

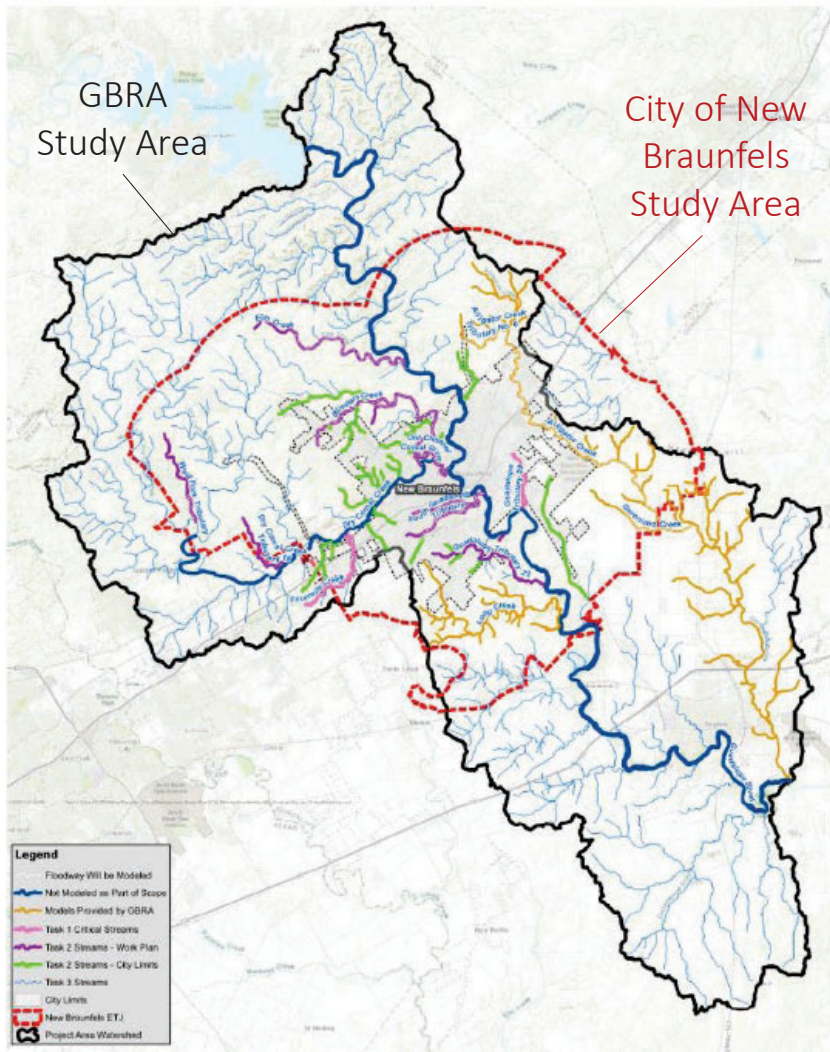
Year 2 Projects

Committee	Y2 Project
Education & Comms	Logo and Brand Rollout
	Website Maintenance, Content Development
	Stakeholder Engagement and Education Plan Development
	Internal Education and Training
	Events and presentations
Project Pipeline	Triple Bottom Line (TBL) scoring matrix continued (partners and stakeholder input)
	Create Standard Operating Procedure that will govern use of the TBL Matrix

Accomplishments



1. **One Water New Braunfels partnership** has lead to increased collaboration across agencies.
2. **Flood Modeling Collaboration** between the City and GBRA resulted in flood map updates with an expanded scope and coverage.
3. **Proposed Land Development Ordinance Update** includes recommendations from One Water Working Group.
4. **Internal Staff Education** occurred across the three partner agencies.
5. **The One Water New Braunfels website** is now available online at www.OneWaterNB.com.
6. **The Triple Bottom Line Evaluation Tool and Guidance Document** was developed, approved and piloted.



Year 2 Successes and Productivity



Flood Modeling Collaboration

Shared Need: Staff identified a parallel flood modeling effort for the City's Drainage Area Master Plan (DAMP) and the GBRA's FEMA-supported Long and Alligator Creek update project.

Impact: Staff and contractors from both projects collaborated to create an end product that is compatible and covers a larger area than what could have been achieved otherwise.

Benefit: The expanded scope and parallel efforts enhance our agencies' abilities to serve our communities.

Year 2 Successes and Productivity

ONE WATER
NEW BRAUNFELS



Proposed Land Development Ordinance Update

Consolidation and update of development-related codes

- Zoning
- Platting
- Historic Preservation
- Signs

Goals

- Streamline processes
- Modernize standards
- Remove unintended barriers to community goals
- Align with Comprehensive Plan & Strategic Plan

Elements that Advance One Water

- Landscaping
- Tree Preservation
- Low Impact Development (LID)
- Parking

One Water Working Group participation

www.OneWaterNB.com

ONE WATER
NEW BRAUNFELS

ONE WATER
NEW BRAUNFELS

SPOTLIGHTS

NEWS

LIBRARY

ABOUT

Celebrated + Protected

One Water is the mindset that all water has value. From treated drinking water to the rivers running through New Braunfels, all water must be sustainably managed for the benefit of the economy, community, and environment.

Water is at the heart of
New Braunfels.

A Transformative Collaboration

New Braunfels Utilities, the City of New Braunfels, and Guadalupe-Blanco River Authority are pleased to introduce One Water New Braunfels, a transformative collaborative program to ensure the treasured local waters of New Braunfels remain celebrated, sustainable, and protected features of our community for generations.

NBU
NEW BRAUNFELS
UTILITIES

**City of
New Braunfels**

GBRA
Guadalupe-Blanco River Authority

One Water Project Spotlights



Headwaters at the Comal, Phase 1

The Phase 1 restoration efforts focused on converting a fleet facility yard to native prairie, reinstalling a green storm water management system, and enhancing protections for continued water plant operations within this sensitive area.

[View Spotlight](#)



Landa Park Aquatic Center Parking Lot and Bioretention System

This two-acre project elevated a typical parking lot repaving project into a water quality protection effort with economic, environmental, and quality of life benefits.

[View Spotlight](#)



GBRA Headquarters Building

The new headquarters building exemplifies the agency's commitment to resource stewardship through water quality and conservation elements incorporated into the campus design.

[View Spotlight](#)

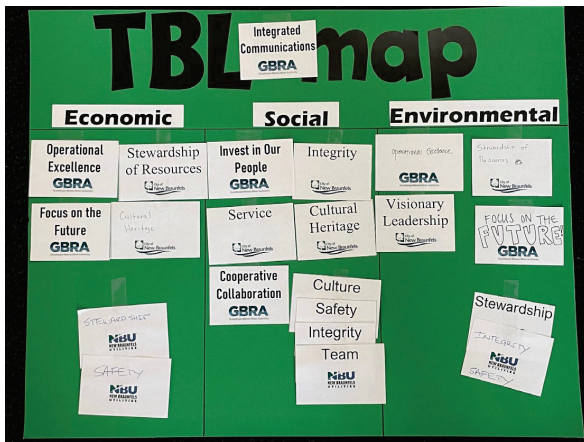
[View all Project Spotlights](#)

Triple Bottom Line Evaluation Tool

Core Values

ENVISION

SUSTAINABLE INFRASTRUCTURE FRAMEWORK



Triple Bottom Line Guidance Document

One Water - Triple Bottom Line Project/Plan/Program Evaluation Tool
 ("A tool to track and manage economic, social, and environmental value.")

Project/Plan/Program Name:
 Project/Plan/Program Submitted Date:
 Project/Plan/Program Submitted By:
 Project/Plan/Program Reviewed By:
 Project/Plan/Program Total Score: 118

Notes:
 1. Please complete only the score and justification sections of the table.

#	Criteria	Weight	Characteristic	Score	Justification	Subtotal
Economic	Supports Economic Growth	3	1. Project/plan/program will create an environment for positive sustainable development while leveraging the benefits of existing projects/plans/programs.	5		15
			2. Project/plan/program will only serve existing population without improving equity.			
			3. Project/plan/program is incidental to supporting economic growth.			
	Develops Work Force	3	4. Project/plan/program will create new employment opportunities and includes training to expand the skills of the local work force.	5		15
			5. Project/plan/program will only create limited new employment opportunities for the local work force.			
	Assesses as Economically Prudent	4	1. Project/plan/program is incidental to developing the work force.	3		12
Community	Enhances Quality of Life	3	2. Project/plan/program's life cycle economic evaluation provides favorable overall results.	4		12
			3. Project/plan/program's life cycle economic evaluation provides neutral overall results.			
			4. Project/plan/program's life cycle economic evaluation provides negative overall results.			
	Supports Community Aesthetics and Culture	3	5. Project/plan/program enhances quality of life in the community.	5		15
			6. Project/plan/program is neutral to quality of life in the community.			
			7. Project/plan/program reduces the quality of life in the community.			
Environment	Enhances Public Health and Safety	4	8. Project/plan/program enhances the objectives of the Community as outlined in plans and programs with stakeholder input and/or collaboration with agencies and interagency public space.	3		12
			9. Project/plan/program is consistent with existing objectives of the Community as outlined in plans and programs of the community or improves public safety.			
			10. Project/plan/program is incidental to existing objectives of the Community and projects/plans/programs of the community.			
	Promotes Favorable Impacts on Natural Environment	3	11. Project/plan/program is required to meet regulatory requirements and greatly enhances community health and safety.	2		6
			12. Project/plan/program meets required regulatory requirements and improves community health and safety.			
			13. Project/plan/program merely meets regulatory requirements and/or is neutral to community health and safety.			
	Incorporates Sustainable and Resilient Practices	3	14. Project/plan/program provides a significant improvement or restores a natural system's function.	5		15
			15. Project/plan/program maintains a natural system or provides mitigation as a result of impact.			
			16. Project/plan/program creates a negative impact to a natural system.			
	Preserves Water Resources	4	17. Project/plan/program provides significant integration of standard sustainable principles and is shown to enhance a system's resilience.	4		16

Version 1
 May 2025

Triple Bottom Line Evaluation Tool Guidance Document

Overview

The Working Group recognizes both the triple bottom line (economic, community, and environmental) benefits achievable when advancing a One Water approach and knows that the New Braunfels community deserves thoughtful, holistic decision-making. These benefits can be difficult to discern, quantify, and highlight by a traditional cost benefit analysis framework used by water management agencies and other governing bodies. Due to the very nature of One Water, at times One Water-aligned projects may not pencil out when you apply traditional cost benefit analysis approach, but that same One Water-aligned project might deliver a number of benefits to the community that make it "the right" project to advance.

As public service agencies, the One Water partners recognize that agency projects, programs, and plans can have beneficial economic, community, and environmental impacts. The Triple Bottom Line Evaluation Tool described in this guidance document provides a guided evaluation how a project, program or plan advances priority goals and enhances investments in our community to help protect water supplies, quality of life, and the economy.

To help the community and governing bodies move to a holistic decision-making framework, the Working Group developed a Triple Bottom Line Evaluation Tool. The intent is that the Triple Bottom Line Evaluation Tool should be utilized early in project development to ensure projects are well-aligned and designed to provide multiple benefits where possible.

Suggested Workflow

The Triple Bottom Line (TBL) Evaluation is intended to help prioritize projects, programs and policies that consider and balance environmental, social, and economic benefits to the New Braunfels area. The goal is to increase use of the evaluation tool and show year to year improvement in project selection that evaluated. The process aims to generate discussion that

Outreach

One Water New Braunfels in the limelight:

1. 10/3/24: Net Zero workshop
2. 11/13/24: One Water in the Hill Country forum
3. 2/26/25: Building in the Hill Country workshop
4. 3/5/25: Texas Water Association Spring Convention
5. 4/15/25: Youth Leadership NB
6. 5/6/25: NBU University
7. 6/18/25: Hill Country Leadership Institute
8. 7/8-11/2025: National One Water Summit
9. 8/3/25: 4H Water Ambassadors



Year 3 Priorities

Committee	Y3 Projects
Education & Comms	Community Education and Engagement Plan Development
	Website Content Enhancement
	Coordinated Communications
	Events and presentations
Project Pipeline	Compile list and summary of local Plans relevant to One Water and track opportunities for enhancements
	Create additional One Water Project Spotlights
	Continue use of Triple Bottom Line Evaluation
Governance	Develop and execute an Interlocal Agreement for the next 5 years

Recognition – One Water Working Group



Departments		
Conservation and Customer Solutions	Communications and Community Engagement	Communications and Outreach
Executive Leadership	Executive Leadership	Engineering
Headwaters at the Comal	Parks & Recreation	Environmental Science
Public Affairs (Comms)	Planning & Development Services	Executive Leadership
Resource Strategy	Public Works	
Water Services	Transportation & Capital Improvements	

ONE WATER

NEW BRAUNFELS

Thank You!

