



Meeting Date: August 27, 2026 **Agenda Type:** Consent Item for Action

From: Bruce Haby **Reviewed by:** Michael Short, P.E.
Real Estate Department Director of Engineering
Manager

Submitted by: Mark Steelman **Approved by:** Ryan Kelso
Chief Operating Officer Chief Executive Officer

RECOMMENDED ACTION: Adopt Resolution #R-2026-222 Authorizing and Approving (i) the Conveyance of a 0.196 Acre Permanent Easement and a 0.196 Acre Temporary Construction Easement to SJWTX, Inc., a Texas Corporation Doing Business as the Texas Water Company, Formerly Known as Canyon Lake Water Service Company, on a 4.030 Acre Tract of Real Property Conveyed to New Braunfels Utilities, in Document No. 200206040402, Real Property Records, Comal County, Texas, Also Known as the Highway 46 Substation Site; (ii) the CEO or His Designee to Execute Any and All Documents Necessary to Effectuate the Conveyance Thereof; and (iii) Other Matters in Connection Therewith

BACKGROUND

SJWTX, Inc., doing business as the Texas Water Company (TWC), formerly known as Canyon Lake Water Service Company, has requested a permanent water easement and a temporary construction easement (the “Easements”) on NBU’s Highway 46 Substation site for the construction of TWC’s Highway 46 Water Line Project (the “Project”). The Project will include the construction of approximately 20,000 linear feet of 24-inch water line located alongside Highway 46 West, beginning at the Vintage Oaks Pump Station located on Vintage Way and extending to the Brandt Ranch Property.

TWC has represented to New Braunfels Utilities (“NBU”) that the Project is intended to improve connectivity and capacity within the existing water distribution system and provide the infrastructure necessary to support future water service needed within the Project area.

In lieu of eminent domain, NBU and TWC have agreed to the conveyance of the Easements upon the terms set out in the Easement Agreement, which is subject to the approval of the NBU Board. TWC proposes paying \$29,500.00 for the Easements. NBU obtained an appraisal from Valbridge Property Advisors dated April 7, 2026, which indicates the value of the Easements as \$29,500.00.

This item requires Board consideration because it involves granting an easement across NBU-owned property. Approval will authorize the conveyance and ensure the easement is properly documented and recorded. NBU staff has reviewed the Easement Agreement, together with the exhibits, and other documents in connection with conveying the Easements to TWC. Staff recommends approval of the conveyance of the Easements upon the terms in the Easement Agreement, to TWC for \$29,500.00 to the Board of Trustees.

FINANCIAL IMPACT

NBU will receive \$29,500.00 from Texas Water Company as consideration for the conveyance of the Easements, subject to Board approval.

LINK TO STRATEGIC PLAN

Customers and Community

EXHIBITS

1. Resolution #R2026-222
2. Water Easement Agreement with Texas Water Company
3. Valbridge Property Advisors Appraisal Report