



Meeting Date: September 22, 2026 **Agenda Type:** Action Item

From: Adam Willard **Reviewed by:** Mike Short, P.E.
Chief Engineer of Water Director of Engineering
Services

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

RECOMMENDED ACTION: Discuss and Consider Adoption of Resolution #R-2026-225 Approving Proposed Amendments to Chapter 130, Article IV, Division 4, Section 130-187 of the Code of Ordinances of the City of New Braunfels That Establish Conditions for (I) Use of a Single Water Meter Serving Multiple Non-Residential Buildings on a Single Lot, and (II) Use of Private Submeters for Multifamily Residential Buildings; Authorizing Presentation of Same to the City Council of the City of New Braunfels for its Consideration and Passage; and Resolving Matters in Connection Therewith

BACKGROUND

New Braunfels Utilities (“NBU”) maintains water service standards and requirements through the City of New Braunfels Code of Ordinances, including Division 4 – Meters, which governs metering, service connections, and related infrastructure. Over time, development patterns within NBU’s service area have evolved significantly, particularly with the growth of multifamily communities, build-to-rent neighborhoods, and multi-building commercial campuses. These development patterns often rely on master-metered configurations and private submetering systems that were not contemplated when the existing ordinance was adopted more than 20 years ago.

As a result, several provisions of the current ordinance no longer align with NBU’s operational practices or engineering standards. For example, the existing ordinance requires separate meters for each building and does not address private submetering, multi-building non-residential sites, or the engineering review necessary to ensure water quality and system performance. Additionally, the ordinance does not reference applicable state regulations, including those of the Texas Commission on Environmental Quality (“TCEQ”), the Public Utility Commission of Texas (“PUC”), or plumbing code requirements governing submetering and allocation.

The proposed amendments to Section 130-187 modernize the ordinance by clarifying when master meters may be used, establishing rules for private submetering, and aligning local requirements with state

regulatory frameworks. These changes support contemporary development patterns while maintaining NBU's commitment to water quality, system performance, and responsible stewardship.

Board consideration is required because the action involves recommending revisions to an existing City ordinance.

FINANCIAL IMPACT

There will be no significant operational, financial, or service impacts to NBU as a result of the proposed ordinance revision. There are no existing NBU customers affected, no NBU infrastructure or assets are involved, and no change to NBU's water service or reliability will occur.

LINK TO STRATEGIC PLAN

Customers and Community

Stewardship

EXHIBITS

1. Resolution #R-2026-225
2. Proposed Ordinance – Amending Art IV
3. Existing Ordinance with Edits (Exhibit A)