



TIRZ No. 1 & No. 2 Board of Directors Regular Meeting

City of Dripping Springs Council Chambers

511 Mercer Street – Dripping Springs, Texas

Monday, April 15, 2024, at 4:00 PM

AGENDA

CALL TO ORDER AND ROLL CALL

Board Members

Place 2 Craig Starcher, Chair
Place 3 Taline Manassian, Vice Chair
Place 1 Dave Edwards
Place 4 Miles Mathews
Place 5 Missy Atwood
Place 6 Susan Kimball
Place 7 Walt Smith
Advisory Member Bob Richardson

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer
Deputy City Administrator Shawn Cox
City Attorney Laura Mueller
Deputy City Attorney Aniz Alani
City Secretary Andrea Cunningham
TIRZ Project Manager Keenan Smith, AIA
TIRZ Administrator Casey Sclar, P3 Works

PRESENTATION OF CITIZENS

A member of the public that wishes to address the Board on any issue, regardless of whether it is posted on this agenda, may do so during Presentation of Citizens. It is the request of the Board that individuals wishing to speak on agenda items with a public hearing hold their comments until the item is being considered. Individuals are allowed two (2) minutes each to speak and may not cede or pool time. Those requiring the assistance of a translator will be allowed additional time to speak. Individuals are not required to sign in; however, it is encouraged. Individuals that wish to share documents with the Board must present the documents to the City Secretary or City Attorney providing at least eight (8) copies; if eight (8) copies are not provided, the Board will receive the documents the following day. Audio Video presentations will not be accepted during Presentation of Citizens. By law no action shall be taken during Presentation of Citizens; however, the Chair may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.

MINUTES

- 1. Discuss and consider approval of the March 18, 2024, TIRZ No. 1 & No. 2 Board regular meeting minutes.**

BUSINESS AGENDA

- 2.** Discuss and consider acceptance of the Q1 TIRZ Administrator's Report. *TIRZ Administrator, Casey Sclar (P3 Works).*
- 3.** Discuss and consider approval of the TIRZ No. 1 & No. 2 Board Fiscal Year 2025 Budget Recommendation.
- 4.** Discuss and consider possible action regarding TIRZ Priority Projects. *TIRZ Project Manager, Keenan Smith*
- 5.** Discuss and consider recommendation regarding changes to Continuous Pedestrian Illumination related to the Old Fitzhugh Road Project. *TIRZ Project Manager, Keenan Smith*

CLOSED SESSION

The Board has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.

- 6.** Consultation with Attorney and Deliberation Regarding Real Property related to TIRZ Priority Projects. *Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072*

UPCOMING MEETINGS

TIRZ No. 1 & No. 2 Board Meetings

May 13, 2024, at 4:00 p.m.

June 10, 2024, at 4:00 p.m.

July 8, 2024, at 4:00 p.m.

City Council Meetings

April 16, 2024, at 6:00 p.m.

May 7, 2024, at 6:00 p.m.

May 21, 2024, at 6:00 p.m.

June 4, 2024, at 6:00 p.m.

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION OF MEETING

*I certify that this public meeting is posted in accordance with Texas Government Code Chapter 551, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall, located at 511 Mercer Street, and on the City website at, www.cityofdrippingsprings.com, on **April 12, 2024, at 12:50 p.m.***

Andrea Cunningham, City Secretary

This facility is wheelchair accessible. Accessible parking spaces are available. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.



TIRZ No. 1 & No. 2 Board of Directors Regular Meeting

City of Dripping Springs Council Chambers

511 Mercer Street – Dripping Springs, Texas

Monday, March 18, 2024, at 4:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of the Board present, Chair Starcher called the meeting to order at 4:00 p.m.

Board Members present were:

Place 2 Craig Starcher, Chair
 Place 3 Taline Manassian, Vice Chair
 Place 1 Dave Edwards
 Place 4 Miles Mathews
 Place 5 Missy Atwood
 Place 6 Susan Kimball
 Place 7 Walt Smith

Board Members absent were:

Advisory Member Bob Richardson

Staff, Consultants & Appointed/Elected Officials present were:

City Administrator Michelle Fischer
 Deputy City Administrator Shawn Cox
 Planning Director Tory Carpenter
 City Attorney Laura Mueller
 Deputy City Attorney Aniz Alani
 Deputy City Secretary Cathy Gieselman
 TIRZ Project Manager Keenan Smith, AIA

PRESENTATION OF CITIZENS

A member of the public that wishes to address the Board on any issue, regardless of whether it is posted on this agenda, may do so during Presentation of Citizens. It is the request of the Board that individuals wishing to speak on agenda items with a public hearing hold their comments until the item is being considered. Individuals are allowed two (2) minutes each to speak and may not cede or pool time. Those requiring the assistance of a translator will be allowed additional time to speak. Individuals are not required to sign in; however, it is encouraged. Individuals that wish to share documents with the Board must present the documents to the City Secretary or City Attorney providing at least eight (8) copies; if eight (8) copies are not provided, the Board will receive the documents the following day. Audio Video presentations will not be accepted during Presentation of Citizens. By law no action shall be taken during

Presentation of Citizens; however, the Chair may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.

No one spoke during Presentation of Citizens.

PRESENTATIONS

Presentations are for discussion only and no action shall be taken.

MINUTES

- 1. Discuss and consider approval of the February 12, 2024, TIRZ No. 1 & No. 2 Board regular meeting minutes.**

A motion was made by Board Member Edwards to approve the February 12, 2024, TIRZ No. 1 & No. 2 Board regular meeting minutes. Board Member Mathews seconded the motion which carried unanimously 7 to 0.

BUSINESS AGENDA

- 2. Presentation of the Fiscal Year 2025 Budget Calendar and consideration of the appointment of a Budget Committee.**

Shawn Cox presented the Budget Calendar which is on file. Keenan Smith recommended the Budget Committee consider meeting the first or second week of April prior to the April TIRZ meeting.

A motion was made by Board Member Atwood to appoint Chair Starcher and Board Members Smith and Mathews to the Budget Committee. Board Member Edwards seconded the motion which carried unanimously 7 to 0.

- 3. Discuss and consider possible action regarding TIRZ Priority Project Subcommittee member appointments and meetings.**

A motion was made by Board Member Atwood to establish a standing committee for TIRZ Priority Projects and to appoint Chair Starcher, Vice Chair Manassian, and Board Member Smith to the Committee. Board Member Edwards seconded the motion which carried unanimously 7 to 0.

- 4. Update and consider possible approval of TIRZ Priority Projects. TIRZ Project Manager, Keenan Smith**

Keenan Smith presented TIRZ Priority Projects which are on file.

A motion was made by Board Member Smith to direct the TIRZ Project Manager to coordinate with City staff to identify funds and move forward with both the survey and feasibility study on the downtown bathroom priority project. Board Member Kimball seconded the motion which carried unanimously 7 to 0.

5. Update and discussion regarding Old Fitzhugh Road Project.

Report is on file.

6. Discuss and consider approval of a Professional Services Agreement between the City of Dripping Springs and Co'design, LLC for Landscape Architectural Services for the parking lot area adjacent to the Stephenson School Building; approval of using available funds from the "Miscellaneous Consulting" TIRZ FY 2024 expense line item for the Agreement; and approval for the City Administrator to finalize and execute the Agreement and issue a Notice to Proceed.

Keenan Smith discussed the scope of work and recommended approval. Report is on file.

A motion was made by Vice Chair Manassian to approve the Professional Services Agreement between the City of Dripping Springs and Co'design, LLC for Landscape Architectural Services for the parking lot area adjacent to the Stephenson School Building, approve of using available funds from the "Miscellaneous Consulting" TIRZ FY 2024 expense line item for the Agreement, and approve of the City Administrator to finalize and execute the Agreement and issue a Notice to Proceed. Board Member Mathews seconded the motion which carried unanimously 7 to 0.

Board Member Smith stepped down from the dais and exited the Council Chambers.

A motion was made by Chair Starcher to adjourn into Closed Session under Texas Government Codes Sections 551.071, Consultation with Attorney and 551.072, Deliberation Regarding Real Property. Vice Chair Manassian seconded the motion which carried 6 to 0.

Board Member Smith returned to the dais.

CLOSED SESSION

The Board has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.

7. Consultation with Attorney and Deliberation Regarding Real Property related to TIRZ Priority Projects. (551.071, Consultation with Attorney; 551.072, Deliberation Regarding Real Property)

The Board met in Closed Session from 5:09 p.m. – 6:17 p.m.

No vote or action was taken during Closed Session. Chair Starcher returned the meeting to Open Session at 6:17 p.m.

OPEN SESSION

The Board returned to Open Session.

UPCOMING MEETINGS

TIRZ No. 1 & No. 2 Board Meetings

April 15, 2024, at 4:00 p.m.

May 13, 2024, at 4:00 p.m.

June 10, 2024, at 4:00 p.m.

City Council Meetings

March 19, 2024, at 6:00 p.m.

April 2, 2024, at 6:00 p.m.

April 16, 2024, at 6:00 p.m.

May 7, 2024, at 6:00 p.m.

ADJOURN

A motion was made by Board Member Edwards to adjourn the meeting. Vice Chair Manassian seconded the motion which carried unanimously 7 to 0.

This regular meeting adjourned at 6: 18 p.m.



**City of Dripping Springs
Tax Increment Reinvestment Zone
Executive Summary (Q1 2024)**

April 15, 2024



Project Participants

City of Dripping Springs
Hays County
Dripping Springs Independent School District
Dripping Springs Community Library District



Table 1: Total Cost Summary						
	Creation Costs	Town Center	Old Fitzhugh Road	Triangle Drainage	Downtown Parking	Total
CREATION COSTS						
FY 2017	\$ 60,971	\$ -	\$ -	\$ -	\$ -	\$ 60,971
FY 2018	-	-	-	-	-	-
FY 2019	-	-	-	-	-	-
FY 2020	-	-	-	-	-	-
FY 2021	-	-	-	-	-	-
FY 2022	-	-	-	-	-	-
FY 2023	-	-	-	-	-	-
FY 2024*	-	-	-	-	-	-
	\$ 60,971	\$ -	\$ -	\$ -	\$ -	\$ 60,971
DIRECT EXPENSES						
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	146,758	84,610	5,706	-	237,075
FY 2019	-	79,887	2,450	2,180	18,182	102,699
FY 2020	-	40,250	2,050	-	11,678	53,978
FY 2021	-	16,736	15,018	-	23,095	54,849
FY 2022	-	-	105,208	-	-	105,208
FY 2023	-	7,565	220,791	-	1,667	230,022
FY 2024*	-	-	93,694	-	9,500	103,194
	\$ -	\$ 291,196	\$ 523,821	\$ 7,886	\$ 64,122	\$ 887,026
ALLOCATION OF INDIRECT EXPENSES						
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	75,357	43,446	2,930	-	121,733
FY 2019	-	76,728	2,353	2,094	17,463	98,639
FY 2020	-	104,367	5,316	-	30,281	139,964
FY 2021	-	27,881	25,018	-	38,474	91,373
FY 2022	-	-	61,586	-	-	61,586
FY 2023	-	2,220	64,810	-	489	67,519
FY 2024*	-	-	35,426	-	3,592	39,018
	\$ -	\$ 286,555	\$ 237,954	\$ 5,024	\$ 90,300	\$ 619,832
MARKET/P3 STUDY EXPENSES						
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	22,870	-	-	-	22,870
FY 2019	-	37,455	-	-	-	37,455
FY 2020	-	42,805	-	-	-	42,805
FY 2021	-	11,380	-	-	-	11,380
FY 2022	-	-	-	-	-	-
FY 2023	-	-	-	-	-	-
FY 2024*	-	-	-	-	-	-
	\$ -	\$ 114,510	\$ -	\$ -	\$ -	\$ 114,510
TOTAL EXPENSES						
FY 2017	\$ 60,971	\$ -	\$ -	\$ -	\$ -	\$ 60,971
FY 2018	-	244,985	128,056	8,636	-	381,678
FY 2019	-	194,071	4,803	4,274	35,645	238,793
FY 2020	-	187,422	7,366	-	41,960	236,747
FY 2021	-	55,998	40,035	-	61,569	157,602
FY 2022	-	-	166,794	-	-	166,794
FY 2023	-	9,785	285,601	-	2,156	297,542
FY 2024*	-	-	129,120	-	13,092	142,212
	\$ 60,971	\$ 692,261	\$ 761,775	\$ 12,910	\$ 154,422	\$ 1,682,339

* Invoices received as of 3/31/2024



Table 2: Creation Costs					
Public Improvements	City	County	Library	DSISD	Total
Cost Participation	100.00%	0.00%	0.00%	0.00%	100.00%
CREATION COSTS					
<i>FY 2017</i>	\$ 60,971	\$ -	\$ -	\$ -	\$ 60,971
<i>FY 2018</i>	-	-	-	-	-
<i>FY 2019</i>	-	-	-	-	-
<i>FY 2020</i>	-	-	-	-	-
<i>FY 2021</i>	-	-	-	-	-
<i>FY 2022</i>	-	-	-	-	-
<i>FY 2023</i>	-	-	-	-	-
<i>FY 2024*</i>	-	-	-	-	-
	\$ 60,971	\$ -	\$ -	\$ -	\$ 60,971

* Invoices received as of 3/31/2024



Table 3: Town Center Expenditures					
	City	County	Library	DSISD	Total
Cost Participation					
Direct & Indirect	33.33%	33.33%	33.33%	0.00%	100.00%
Market/P3 Study	34.00%	0.00%	0.00%	66.00%	100.00%
DIRECT EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	48,919	48,919	48,919	-	146,758
FY 2019	26,629	26,629	26,629	-	79,887
FY 2020	13,417	13,417	13,417	-	40,250
FY 2021	5,579	5,579	5,579	-	16,736
FY 2022	-	-	-	-	-
FY 2023	2,522	2,522	2,522	-	7,565
FY 2024*	-	-	-	-	-
	\$ 97,065	\$ 97,065	\$ 97,065	\$ -	\$ 291,196
ALLOCATION OF INDIRECT EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	25,119	25,119	25,119	-	75,357
FY 2019	25,576	25,576	25,576	-	76,728
FY 2020	34,789	34,789	34,789	-	104,367
FY 2021	9,294	9,294	9,294	-	27,881
FY 2022	-	-	-	-	-
FY 2023	740	740	740	-	2,220
FY 2024*	-	-	-	-	-
	\$ 95,518	\$ 95,518	\$ 95,518	\$ -	\$ 286,555
MARKET/P3 STUDY EXPENSES **					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	7,776	-	-	15,094	22,870
FY 2019	12,735	-	-	24,721	37,455
FY 2020	14,554	-	-	28,251	42,805
FY 2021	3,869	-	-	7,511	11,380
FY 2022	-	-	-	-	-
FY 2023	-	-	-	-	-
FY 2024*	-	-	-	-	-
	\$ 38,933	\$ -	\$ -	\$ 75,577	\$ 114,510
TOTAL EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	81,814	74,039	74,039	15,094	244,985
FY 2019	64,940	52,205	52,205	24,721	194,071
FY 2020	62,759	48,206	48,206	28,251	187,422
FY 2021	18,742	14,873	14,873	7,511	55,998
FY 2022	-	-	-	-	-
FY 2023	3,262	3,262	3,262	-	9,785
FY 2024*	-	-	-	-	-
	\$ 231,517	\$ 192,584	\$ 192,584	\$ 75,577	\$ 692,261

* Invoices received as of 3/31/2024

** Includes Town Center Market Study (\$20,000) and P3 Study (\$94,510) allocated between City (34%) and DSISD (66%).



Table 4: Old Fitzhugh Expenditures					
	City	County	Library	DSISD	Total
Cost Participation					
<i>Direct & Indirect</i>	50.00%	50.00%	0.00%	0.00%	100.00%
DIRECT EXPENSES					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	42,305	42,305	-	-	84,610
<i>FY 2019</i>	1,225	1,225	-	-	2,450
<i>FY 2020</i>	1,025	1,025	-	-	2,050
<i>FY 2021</i>	7,509	7,509	-	-	15,018
<i>FY 2022</i>	52,604	52,604	-	-	105,208
<i>FY 2023</i>	110,395	110,395	-	-	220,791
<i>FY 2024*</i>	46,847	46,847	-	-	93,694
	\$ 261,911	\$ 261,911	\$ -	\$ -	\$ 523,821
ALLOCATION OF INDIRECT EXPENSES					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	21,723	21,723	-	-	43,446
<i>FY 2019</i>	1,177	1,177	-	-	2,353
<i>FY 2020</i>	2,658	2,658	-	-	5,316
<i>FY 2021</i>	12,509	12,509	-	-	25,018
<i>FY 2022</i>	30,793	30,793	-	-	61,586
<i>FY 2023</i>	32,405	32,405	-	-	64,810
<i>FY 2024*</i>	17,713	17,713	-	-	35,426
	\$ 118,977	\$ 118,977	\$ -	\$ -	\$ 237,954
TOTAL EXPENSES					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	64,028	64,028	-	-	128,056
<i>FY 2019</i>	2,402	2,402	-	-	4,803
<i>FY 2020</i>	3,683	3,683	-	-	7,366
<i>FY 2021</i>	20,018	20,018	-	-	40,035
<i>FY 2022</i>	83,397	83,397	-	-	166,794
<i>FY 2023</i>	142,800	142,800	-	-	285,601
<i>FY 2024*</i>	64,560	64,560	-	-	129,120
	\$ 380,888	\$ 380,888	\$ -	\$ -	\$ 761,775

* Invoices received as of 3/31/2024



Table 5: Triangle Expenditures					
	City	County	Library	DSISD	Total
Cost Participation					
<i>Direct & Indirect</i>	33.33%	66.67%	0.00%	0.00%	100.00%
DIRECT EXPENSES					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	1,902	3,804	-	-	5,706
<i>FY 2019</i>	727	1,453	-	-	2,180
<i>FY 2020</i>	-	-	-	-	-
<i>FY 2021</i>	-	-	-	-	-
<i>FY 2022</i>	-	-	-	-	-
<i>FY 2023</i>	-	-	-	-	-
<i>FY 2024*</i>	-	-	-	-	-
	\$ 2,629	\$ 5,258	\$ -	\$ -	\$ 7,886
ALLOCATION OF INDIRECT EXPENSES					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	977	1,953	-	-	2,930
<i>FY 2019</i>	698	1,396	-	-	2,094
<i>FY 2020</i>	-	-	-	-	-
<i>FY 2021</i>	-	-	-	-	-
<i>FY 2022</i>	-	-	-	-	-
<i>FY 2023</i>	-	-	-	-	-
<i>FY 2024*</i>	-	-	-	-	-
	\$ 1,675	\$ 3,349	\$ -	\$ -	\$ 5,024
TOTAL EXPENSES					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	2,879	5,758	-	-	8,636
<i>FY 2019</i>	1,425	2,849	-	-	4,274
<i>FY 2020</i>	-	-	-	-	-
<i>FY 2021</i>	-	-	-	-	-
<i>FY 2022</i>	-	-	-	-	-
<i>FY 2023</i>	-	-	-	-	-
<i>FY 2024*</i>	-	-	-	-	-
	\$ 4,303	\$ 8,607	\$ -	\$ -	\$ 12,910

* Invoices received as of 3/31/2024



Table 6: Parking Expenditures					
	City	County	Library	DSISD	Total
Cost Participation					
<i>Direct & Indirect</i>	100.00%	0.00%	0.00%	0.00%	100.00%
DIRECT EXPENSES					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	-	-	-	-	-
<i>FY 2019</i>	18,182	-	-	-	18,182
<i>FY 2020</i>	11,678	-	-	-	11,678
<i>FY 2021</i>	23,095	-	-	-	23,095
<i>FY 2022</i>	-	-	-	-	-
<i>FY 2023</i>	1,667	-	-	-	1,667
<i>FY 2024*</i>	9,500	-	-	-	9,500
	\$ 64,122	\$ -	\$ -	\$ -	\$ 64,122
ALLOCATION OF INDIRECT EXPENSES					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	-	-	-	-	-
<i>FY 2019</i>	17,463	-	-	-	17,463
<i>FY 2020</i>	30,281	-	-	-	30,281
<i>FY 2021</i>	38,474	-	-	-	38,474
<i>FY 2022</i>	-	-	-	-	-
<i>FY 2023</i>	489	-	-	-	489
<i>FY 2024*</i>	3,592	-	-	-	3,592
	\$ 90,300	\$ -	\$ -	\$ -	\$ 90,300
TOTAL EXPENSES					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	-	-	-	-	-
<i>FY 2019</i>	35,645	-	-	-	35,645
<i>FY 2020</i>	41,960	-	-	-	41,960
<i>FY 2021</i>	61,569	-	-	-	61,569
<i>FY 2022</i>	-	-	-	-	-
<i>FY 2023</i>	2,156	-	-	-	2,156
<i>FY 2024*</i>	13,092	-	-	-	13,092
	\$ 154,422	\$ -	\$ -	\$ -	\$ 154,422

* Invoices received as of 3/31/2024



Table 7: Indirect Costs Summary						
Year	PM & Coordination	Legal & Administration	Regional DDS	Miscellaneous Expenses	Total	
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -	-
FY 2018	\$ 77,660	\$ 33,703	\$ 6,680	\$ 3,691	\$	121,733
FY 2019	\$ 68,230	\$ 29,936	\$ -	\$ 473	\$	98,639
FY 2020	\$ 73,897	\$ 63,062	\$ -	\$ 3,005	\$	139,964
FY 2021	\$ 51,010	\$ 40,363	\$ -	\$ -	\$	91,373
FY 2022	\$ 42,110	\$ 19,475	\$ -	\$ -	\$	61,586
FY 2023	\$ 50,393	\$ 17,127	\$ -	\$ -	\$	67,519
FY 2024*	\$ 32,743	\$ 6,275	\$ -	\$ -	\$	39,018
Total	\$ 396,043	\$ 209,940	\$ 6,680	\$ 7,168	\$	619,832

* Invoices received as of 3/31/2024



Table 8: TIRZ No. 1 - TIRZ Revenues						
Year	Total TIRZ Assessed Value [a]	In City Only TIRZ Assessed Value [a]	TIRZ City Revenue	TIRZ County Revenue [b]	Total	
FY 2017	\$ 37,912,603	\$ 37,912,603	\$ -	\$ -	\$ -	
FY 2018	\$ 48,892,539	\$ 48,892,539	\$ 15,475	\$ 24,430	\$ 39,906	
FY 2019	\$ 83,566,560	\$ 83,566,560	\$ 37,923	\$ 99,001	\$ 136,924	
FY 2020	\$ 107,588,343	\$ 107,588,343	\$ 65,688	\$ 147,608	\$ 213,296	
FY 2021	\$ 129,011,979	\$ 129,011,979	\$ 86,477	\$ 191,855	\$ 278,332	
FY 2022	\$ 137,163,217	\$ 137,163,217	\$ 94,288	\$ 191,901	\$ 286,189	
FY 2023 [c]	\$ 208,940,580	\$ 207,362,230	\$ 121,775	\$ 214,030	\$ 335,805	
FY 2024 [d]	\$ 249,944,645	\$ 248,284,553	\$ 152,791	\$ 273,563	\$ 426,354	
			\$ 574,417	\$ 1,142,389	\$ 1,716,806	

[a] Assessed Value per Hays Central Appraisal District.

[b] The County Revenue is calculated using a 50% participation rate for property within the City and a 25% participation rate for property outside the City.

[c] Beginning in FY 2023, TIRZ 1 was expanded so that the Base Value for property within the City was increased from \$37,912,603 to \$70,413,480 and so that the Base Value for property within or outside the City was increased from \$37,912,603 to \$71,961,330.

[d] FY 2024 revenue is an estimate and has not yet been received.



Table 9: TIRZ No. 2 - TIRZ Revenues					
Year	Assessed Value [a]	TIRZ City Revenue	TIRZ County Revenue	Total	
FY 2017	\$ 5,836,710	\$ -	\$ -	\$ -	
FY 2018	\$ 12,307,670	\$ 4,345	\$ 14,398	\$ 18,743	
FY 2019	\$ 28,732,478	\$ 23,553	\$ 49,649	\$ 73,203	
FY 2020	\$ 48,439,951	\$ 40,473	\$ 90,255	\$ 130,728	
FY 2021	\$ 72,915,989	\$ 63,709	\$ 141,269	\$ 204,978	
FY 2022	\$ 126,120,850	\$ 114,270	\$ 232,569	\$ 346,839	
FY 2023	\$ 278,803,689	\$ 242,668	\$ 426,511	\$ 669,179	
FY 2024 [b]	\$ 409,881,022	\$ 347,074	\$ 621,218	\$ 968,292	
		\$ 836,092	\$ 1,575,870	\$ 2,411,961	

[a] Assessed Value per Hays Central Appraisal District.

[b] FY 2024 revenue is an estimate and has not yet been received.



Table 10: Total Cash Position

TIRZ NO. 1 CUMULATIVE REVENUES*	\$ 1,290,452
TIRZ NO. 2 CUMULATIVE REVENUES*	\$ 1,443,669
TOTAL TIRZ CUMULATIVE REVENUES*	\$ 2,734,121
LESS: CITY REIMBURSEMENT	\$ (482,631)
LESS: COUNTY REIMBURSEMENT	\$ (290,000)
LESS: DSISD REIMBURSEMENT	\$ (71,257)
LESS: LIBRARY REIMBURSEMENT	\$ (174,450)
LESS: TOTAL AMOUNT FUNDED DIRECTLY BY TIRZ	\$ (664,001)
	\$ (1,682,339)
TOTAL REMAINING TIRZ REVENUE	\$ 1,051,782

*Revenues received through FY 2023.



Table 11 - Reimbursements by Entity				
	Contribution		Reimbursed to	Amount to be
	Amount		Date	Reimbursed
Total	\$ 1,018,338	\$	1,018,338	\$ -
City	\$ 482,631	\$	482,631	\$ -
County	\$ 290,000	\$	290,000	\$ -
Library	\$ 174,450	\$	174,450	
DSISD	\$ 71,257	\$	71,257	\$ -



Table 12 - FY 2024 Estimated Ending Cash Balance

AVAILABLE CASH AS OF 3/31/2024 (INCLUDES FY23 TIRZ REVENUE)	\$	1,051,782
LESS: FY 2024 BUDGET	\$	(542,250)
PLUS: FY 2024 BUDGET SPENT AS OF 3/31/24	\$	142,212
REMAINING FY 2024 BUDGET	\$	(400,038)

ESTIMATED TOTAL CASH POSITION AT END OF FY 24 (EXCLUDING FY24 TIRZ REVENUE)

TIRZ NO. 1 REVENUE FOR FY 2024 (NOT YET RECEIVED)[a]	\$	426,354
TIRZ NO. 1 REVENUE FOR FY 2024 (NOT YET RECEIVED)[a]	\$	968,292
	\$	1,394,647

ESTIMATED TOTAL CASH POSITION AT END OF FY 24 (INCLUDING FY24 TIRZ REVENUE)

USES OF FUNDS AVAILABLE AT END OF FY 24		
FY 2025 Budget [b]	\$	542,250
	\$	542,250
Projected Surplus	\$	1,504,141

[a] FY 2024 revenue is an estimate and has not yet been received.
 [b] Assumes FY 2025 budget equals FY 2024 budget.

4/10/24 FY 2025 TIRZ Budget Scenario-

"TIRZ Budget Subcommittee" - WORKING DRAFT 4/10/24

Projects Scenario : TIRZ Board Approved Priority Projects

1 Civic Center Project:

"Town Center > Alternative Site(s)- TIRZ Team Support Planning & Feasibility Studies"

	approved	Amendment.1	FY 25
Civic Center Project:	FY 24	approved	proposed
Town Center Project Total:	\$ 60,000	\$ 60,000	\$ 60,000

notes
TIRZ Project Team
Planning & Feasibility Studies
City Hall Site Acquisition

2 Old Fitzhugh Rd Project:

"OFR PSE's Advanced Continuously per Project Scope & Schedule"

	approved	Amendment.1	FY 25
OFR Project	FY 24	approved	proposed
OFR PSE's PSA Amendment.1 (approved):	\$ 110,000	\$ 110,000	\$ 70,000
	\$ -	\$ 132,000	
Total OFR PSE's FY'24:	\$ 242,000		

HDR PSA & Amendments
100 % PSE's + Bid Phase
Est'd Expenditure > 9/30/25
\$ 898,500 Total PSA.A1

3 Downtown Parking Project Project:

"Downtown Parking > Update Concept Plan > Advance Parking Lot > PSE's"

	approved	Amendment.1	FY 25
Downtown Pkg Lot Plans Specs & Estimates	FY 24	approved	proposed
Downtown Parking Project Total:	\$ 97,500	\$ 97,500	\$ 60,000

TIRZ Project Team
Eng. Cost Est. : \$300-400K
100% PSE's/Replat/SD perm

4 Stephenson Building Project:

"Adaptive Re-Use & Addition: Community / Civic / Cultural Uses"

	approved	Amendment.1	FY 25
	FY 24	approved	proposed
Stephenson Project Total:	\$ -	\$ -	\$ -

Current City Project & Budget
DD Cost Estimate: \$3.6M
100% CD's > City Budget
*need budget & cost est #'s

5 Downtown Drainage, Roadways & Sidewalks Planning Study

"Investigate & Propose Comprehensive, Integrated Infrastructure Solutions"

	approved	Amendment.1	FY 25
	FY 24	approved	proposed
Downtown Plan Project Total:	\$ 200,000	\$ 200,000	\$ -

City Engineer Driven Project:
Fall '24 Completion

6	Downtown Restrooms "Site & Utilites Survey, Proof of Concept, Entitlements, PSE's & Implementation"		approved	Amendment.1	FY 25
			FY 24	approved	proposed
		Downtown Restrooms Project Total:	\$ 100,000	\$ 100,000	\$ 100,000
			approved	Amendment.1	FY 25
	Direct Project Budget- Scenario Proposal:		FY 24	approved	proposed
	Total Direct Project Costs:	\$ 567,500	\$ 699,500	\$ 220,000	

*need budget & cost est #'s
 Current City Project/Budget
 Constr. Estimate: \$300K
 * rollover fr. FY '24

*possible budget ammedmen
 Year by Year Comparison

4/10/24 FY 2024 Draft TIRZ Budget Recap

"TIRZ Budget Subcommittee" - WORKING DRAFT 4/10/24
 Projects Scenario : TIRZ Board Approved Priority Projects

date	FY 2025 Proposed TIRZ Budget Recap:	approved	FY 25	
		FY 24	proposed	
	Direct Project Costs:	\$ 699,500	\$ 220,000	Projects Subtotal
10/1/24	TIRZ Project Manager: Amendment #7: KES	\$ 40,000	\$ 32,000	PM / Coordinating (4) Project
10/1/24	TIRZ Administrator: P3 Works (allowance)	\$ 16,000	\$ 16,000	
10/1/24	TIRZ Miscellaneous Consulting (allowance)	\$ 26,750	\$ 30,000	Multi Add'l Misc. Project Tasl
	Indirect Costs:	\$ 82,750	\$ 78,000	Subtotal: PM + Admin + Misc
"TIRZ Budget Subcommittee" - WORKING DRAFT 4/10/24 Grand Total:		\$ 782,250	\$ 298,000	Direct + Indirect Costs

4/10/24 "FY'24 Budget and Estimated TIRZ Cash Balance- Reconciliation"

Estimated Available TIRZ Cash Balance at End of FY '24*: (*Including projected TIRZ FY'24 Revenue w/ Full Expenditure of FY '24 budget)	\$ 1,814,391	TIRZ Admin: Apr '24 Rept (Table 12)
Less: Proposed FY '25 TIRZ Budget:	\$ (298,000)	

4/10/24 Projected Remaining TIRZ Cash Balance at End of FY '23: \$ 1,516,391 surplus (short)

TIRZ PRIORITY PROJECTS

Master Project Schedule:

10-Apr-24

	2024												2025												2026												2027												2028											
	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D		
	<< TIRZ FY '24 Budget \$												<< TIRZ FY '25 Budget >> >> >> >> \$												<< TIRZ FY '26 Budget												\$ << TIRZ FY '27 Budget												\$ << TIRZ FY '28 Budget											
Old Fitzhugh Road																																																												
Project Management																																																												
Utility Coordination																																																												
Environmental Documentation																																																												
Planning Activities (TX DOT- TA Pedestrian)																																																												
Utility Coordination & Relocations																																																												
ROW & Easement Acquisitions																																																												
90% PS&E's																																																												
100% PS&E's / RTL PS&E's																																																												
Ready to Let (TXDOT Release)																																																												
Let																																																												
Bid Phase Services																																																												
Construction (16-18 mos.)																																																												
Acceptance / Completion																																																												
Downtown Parking																																																												
TIRZ- Stephenson & City Parking Lot- PSE's (2-3 mos.) / Permit Package																																																												
TIRZ- Stephenson & City Parking Lot- Site Development Permitting Phase (2-3 mos.)																																																												
CODS- Stephenson & City Parking Lot- Bidding & (1 mo) / Negotiation (1 mo)																																																												
CODS- Stephenson & City Parking Lot- Construction (3-4 mos.) /																																																												
CODS- Stephenson & City Parking Lot Acceptance																																																												
Stephenson Building* (City Project)																																																												
Stephenson Building - 100% Construction Documents																																																												
Stephenson Building - 100% CD Review & Cost Estimate Review																																																												
Stephenson Building - City CD's Confirmation Meetings- HPC/TIRZ/City Council																																																												
Stephenson Building - Package Issued / Permitting Phase (5-8 weeks)																																																												
Stephenson Building - Bidding Phase (5-8 weeks)																																																												
Construction (12 mos.)																																																												
Acceptance / Substantial Completion (1 mo.)																																																												
* Architexas Project Schedule- dates & durations: 3/12/24																																																												
Downtown Restrooms / Stephenson Way* (City Project)																																																												
Downtown Restrooms - Site Survey (NTP + 2 weeks = 1 mo.)																																																												
Downtown Restrooms - Feasibility / Proof of Concept / Estimates (1-2 mos)																																																												
Downtown Restrooms - Outreach /HPC COA Review & Approval (1-2 mos.)																																																												
Downtown Restrooms - City Council Concept / Permit & Bid Approval (1 mos.)																																																												
Downtown Restrooms - Permitting & Bidding Phase (6-8 weeks)																																																												
Construction (2-3 mos.)																																																												
Acceptance / Substantial Completion (1 mo.)																																																												
* Schedule Provisional / TBD- TIRZ PM dates & durations: 4/10/24																																																												

Graphic Key:

- █ = Current Dateline
- █ = Activity / Duration Period
- █ = Decision / Approval
- █ = Milestone / Key Event
- * = Linkage / Contingency
- █ = TIRZ Budget Period
- \$ = Project Funding

TIRZ OFR		PSE's Phase / Fees / Billings / Projections / Analysis				FY '24		FY '25		FY '26		FY '27	
4/8/24		KES				Work Efforts Billings		Work Efforts Billings		Work Efforts Billings		Work Efforts Billings	
Phase	Fee / Phase*	Invoiced*	% Complete	Fee Remain*	Projected %	Projected* \$	Projected %	Projected* \$	Projected %	Projected* \$	Projected %	Projected* \$	
30% PSE's	\$ 179,078	\$ 166,181	93%	\$ 12,897	100%	\$ 12,897	100%	\$ -	100%	\$ -	100%	\$ -	
60% PSE's	\$ 388,181	\$ 351,745	91%	\$ 36,437	100%	\$ 36,437	100%	\$ -	100%	\$ -	100%	\$ -	
90% PSE's	\$ 188,069	\$ 10,446	6%	\$ 177,623	100%	\$ 177,623	100%	\$ -	100%	\$ -	100%	\$ -	
100% PSE's	\$ 88,409	\$ -	0%	\$ 88,409	40%	\$ 35,364	100%	\$ 53,045	100%	\$ -	100%	\$ -	
Bidding Ph.	\$ 15,759	\$ -	0%	\$ 15,759	0%	\$ -	100%	\$ 15,759	100%	\$ -	100%	\$ -	
Constr. Ph.	\$ 38,962	\$ -	0%	\$ 38,962	0%	\$ -	0%	\$ -	65%	\$ 25,325	35%	\$ 13,637	
Total:	\$ 898,458	\$ 528,372	59%	\$ 370,087		\$ 262,320		\$ 68,804		\$ 25,325		\$ 13,637	
* > PSA Add.1											Complete:	\$ 898,458	
Work Effort		* 2/28/24			* 8/30/24		* 8/30/25		* 8/30/26		* 3/1/27		
Billing Date		* 3/28/24			9/30/24		9/30/25		9/30/26		9/30/27		

Total Projected Expenditures >> 9/30/25: **FY '25** **\$ 68,804**

Progress Report

Old Fitzhugh Road PS&E

March 2024

Description of Work Performed During the Past Period – March 2024

PROJECT MANAGEMENT

- Project management and administration
- Coordination to execute amendments with City and Subconsultants

ROADWAY DESIGN / TRAFFIC CALMING / TRAFFIC CONTROL / PAVEMENT MARKING AND SIGNING

- Alignment adjustments
- Sidewalk Extension to Roger Hanks Parkway
- Base files to subconsultant team
- 90% design plans

DRAINAGE DESIGN

- No tasks this period

ILLUMINATION

- Continued coordination on design concept; attend illumination meeting
- Prepare continuous illumination memorandum

UTILITY COORDINATION

- Prepare and coordinate for larger utility kick-off meeting

ENVIRONMENTAL

- Submit environmental questionnaire to TxDOT

ROW SURVEYING

- Coordination on metes+bounds for first easement

LANDSCAPE, STREETScape, URBAN DESIGN

- No streetscape tasks this period

GEOTECHNICAL ENGINEERING AND PAVEMENT DESIGN

- No geotechnical tasks this period

PS&E PREPARATION

- No PS&E tasks this period

PUBLIC ENGAGEMENT

- Finalize property owner coordination exhibits for Drainage Easements

Anticipated Work to be Performed Next Period – April 2024

PROJECT MANAGEMENT

- Project management and administration
- Subconsultant coordination

ROADWAY DESIGN / TRAFFIC CALMING / TRAFFIC CONTROL / PAVEMENT MARKING AND SIGNING

- 90% design plans
- Base files to subconsultant team

DRAINAGE DESIGN

- Proceed with 90% design

ILLUMINATION

- Proceed with 90% design

UTILITY COORDINATION

- Utility coordination kick off meeting
- Provide design adjustments to internal team

ENVIRONMENTAL

- Coordinate environmental forms for TxDOT submission once reviewers assigned by TxDOT

ROW SURVEYING

- Metes+bounds for drainage easements (cont.)

LANDSCAPE, STREETScape, URBAN DESIGN

- Proceed with 90% design
- Coordination on pollinator garden design

GEOTECHNICAL ENGINEERING AND PAVEMENT DESIGN

- No tasks anticipated next period

PS&E PREPARATION

- No tasks anticipated next period

PUBLIC ENGAGEMENT

- Continue coordination with City on Property Owners

Project Needs – *This Period*

- None this period

Project Challenges and Resolutions – *This Period*

- Awaiting TxDOT comments on 60% design plans. TxDOT indicated that will provide design comments on 60% plans by end of April.

This progress report reflects work performed during the given month. Invoice periods may vary slightly. Subconsultant invoices may be delayed in the invoicing process.

CITY OF DRIPPING SPRINGS

ORDINANCE No. 2022-39

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS, DESIGNATING A GEOGRAPHIC AREA WITHIN THE CITY AS AN EXPANSION OF A REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS REINVESTMENT ZONE NUMBER ONE, TOWN CENTER TIRZ, CITY OF DRIPPING SPRINGS, TEXAS; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Dripping Springs, Texas (the “City”), pursuant to the Tax Increment Financing Act, codified at Chapter 311 of the Texas Tax Code (hereinafter referred to as the “Act”), designated a geographic area within the City as a tax increment reinvestment zone when it determined that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the City Council desires to promote the development of an expanded geographic area in the City, which is depicted in Exhibit “A” of this Ordinance, through the expansion of an existing reinvestment zone (hereinafter referred to as the “Zone No. 1”) as authorized by and in accordance with the Act; and

WHEREAS, pursuant to and as required by the Act, the City has prepared an Updated Reinvestment Zone Project Plan and Financing Plan for Reinvestment Zone Number One, City of Dripping Springs, Texas dated October 18, 2022, attached as Exhibit “C” (hereinafter referred to as the “Updated Project and Finance Plan”) for the Zone; and

WHEREAS, the Zone No. 1 meets the criteria for the expansion of a reinvestment zone because it is located in the city limits and extraterritorial jurisdiction of the City and meets the criteria in Section 311.005 of the Act; and

WHEREAS, the Zone No. 1 will be able to fund a significant portion of the proposed projects as listed in the attached Updated Project and Financing Plan; and

WHEREAS, the Zone No. 1 meets the other requirements of the Tax Increment Financing Act including: (a) 30 percent or less of the property in the Zone No. 1, excluding property dedicated to public use, is currently used for residential purposes; (b) the total appraised value of all taxable real property in the Zone No. 1 according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 50 percent of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and

WHEREAS, the improvements in the Zone No. 1 will significantly enhance the value of all taxable real property in the Zone; and

WHEREAS, notice of the public hearing on the creation of the Zone was published in the official newspaper of the City on October 7, 2022, which was not later than the seventh day before the date of the public hearing, which was held on October 18, 2022; and

WHEREAS, at the public hearing interested persons were allowed to speak for or against the creation of the Zone, the boundaries of the Zone, and the concept of tax increment financing, and owners of property in the proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; and the public hearing was held in full compliance with Section 311.003(c) of the Act; and

WHEREAS, evidence was received and presented at the public hearing; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on October 18, 2022; and

WHEREAS, the City has taken all actions required to expand the Zone including, but not limited to, the Act, the Texas Open Meetings Act (defined herein), and all other laws applicable to the creation of the Zone.

NOW THEREFORE, BE IT ORDAINED by the City of Dripping Springs:

SECTION 1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as expressly set forth herein.

SECTION 2. Enactment

Title 1, Article 1.04 and Title 1, Article 2.04 of the City of Dripping Springs Code of Ordinances is hereby amended to include the updated and expanded map attached as Exhibit A and updated

project plan as Exhibit “B”, which is attached hereto and incorporated into this Ordinance for all intents and purposes.

SECTION 3. REPEALER

All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

SECTION 4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

SECTION 5. CODIFICATION

The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City’s Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

SECTION 6. EFFECTIVE DATE

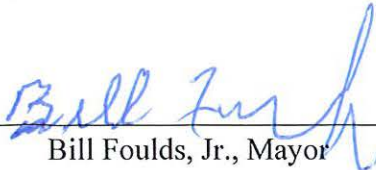
This Ordinance shall be effective immediately upon passage and publication.

SECTION 7. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED & APPROVED this, the 18th day of October 2022, by a vote of 4 (ayes) to 0 (nays) to 0 (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:



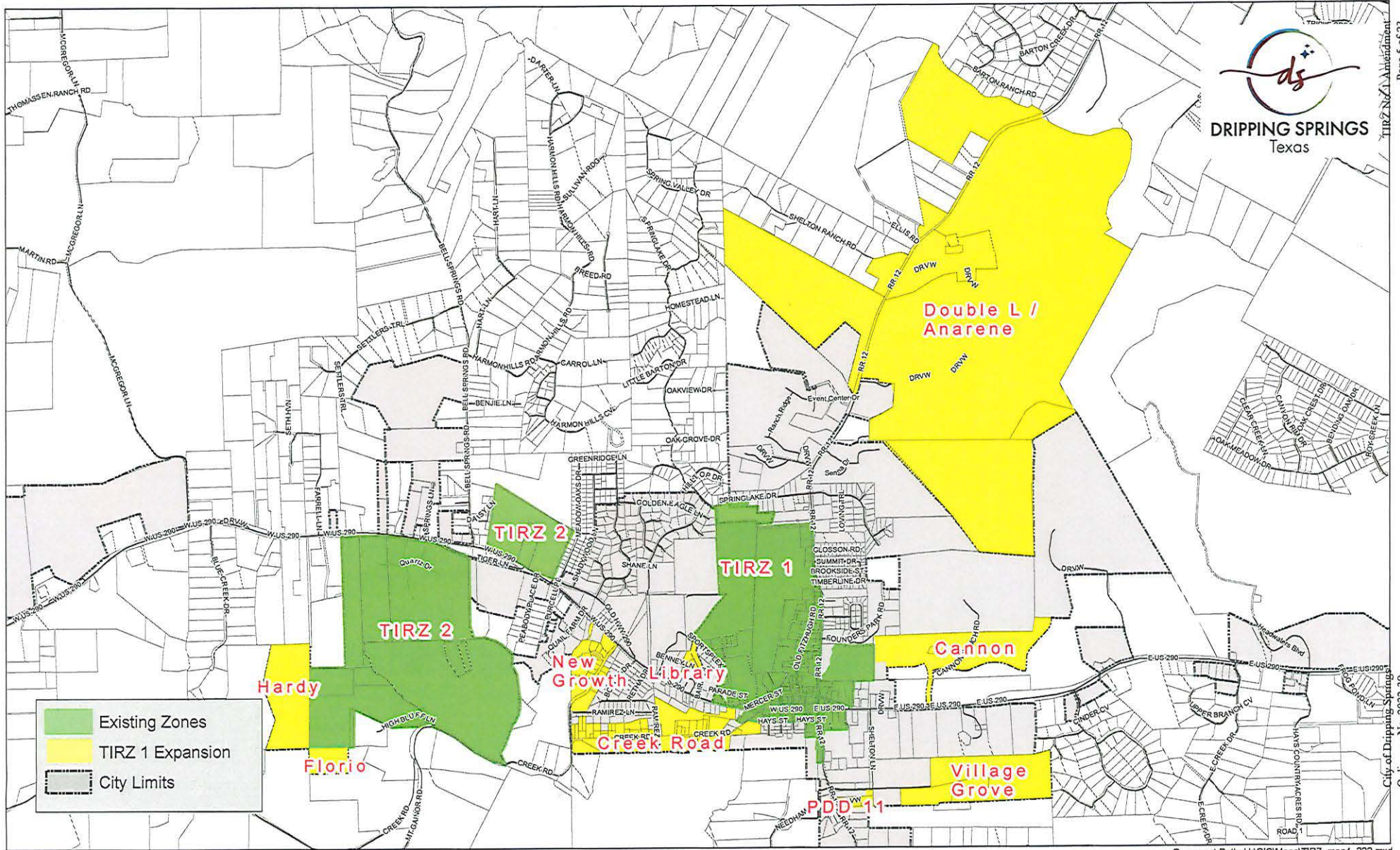
Bill Foulds, Jr., Mayor

ATTEST:

Andrea Cunningham
Andrea Cunningham, City Secretary



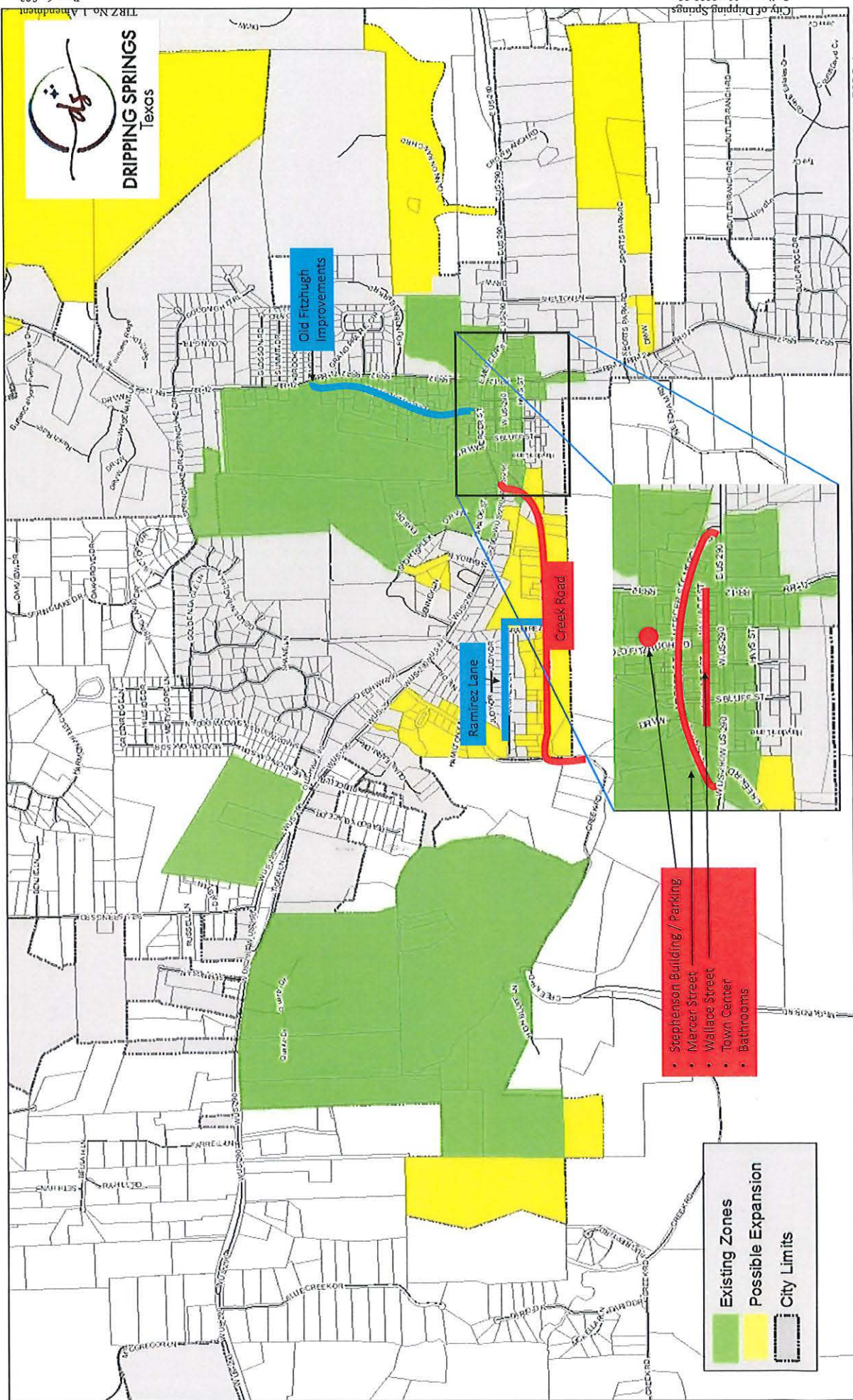
Exhibit "A"



Document Path: U:\GIS\Maps\TIRZ_map4_222.mxd

Possible TIRZ Expansion

Exhibit "B"



Old Fitzhugh Improvements

Ramirez Lane

Creek Road

- Stephenson Building / Parking
- Mercer Street
- Wallace Street
- Town Center
- Bathrooms

Existing Zones

Possible Expansion

City Limits

Item 4.



FINAL PROJECT PLAN AND
REINVESTMENT ZONE FINANCING
PLAN FOR PROPOSED TAX
INCREMENT REINVESTMENT ZONE
NO. 1, TOWN CENTER TIRZ, CITY
OF DRIPPING SPRINGS

DECEMBER 13, 2016
UPDATED October 18, 2022

Dripping Springs TIRZ No. 1
Final Project Plan & Reinvestment Zone Financing Plan-
Updated 2022

1. OVERVIEW

1.1 Background

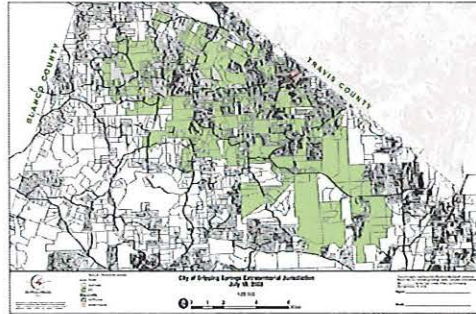
The City of Dripping Springs (the "City") is a Texas general law municipality incorporated in 1981, located 25 miles west of Austin, Texas. Dripping Springs has an unusually large Extra-Territorial Jurisdiction; with nearly 75,000 square acres the area expands from the city limits of Buda to Travis County and west of Austin. The Dripping Spring ETJ encompasses a majority of the northwestern half of Hays County. The City Limits and the City's ETJ are shown below in *Map Figure 1*.

According to the latest Census numbers issued for 2020, the City has had a large increase in population in the last ten years within the city limits and an even larger increase in the ETJ and School District. This pattern is expected to continue.

As of the 2020 census, the Dripping Springs population, within its city limits, is about 4,656 although its extraterritorial jurisdiction (ETJ) is home to over 40,000 residents. The city offers an exceptional school system and proximity to Austin and San Antonio.

The City created two Tax Increment Reinvestment Zones in 2016, including this Town Center TIRZ No. 1. This plan is an updated version of TIRZ No. 1 where the City, in coordination with the County, has identified additional projects and properties that would benefit the City and County's residents.

Map Figure 1- City Limit and ETJ



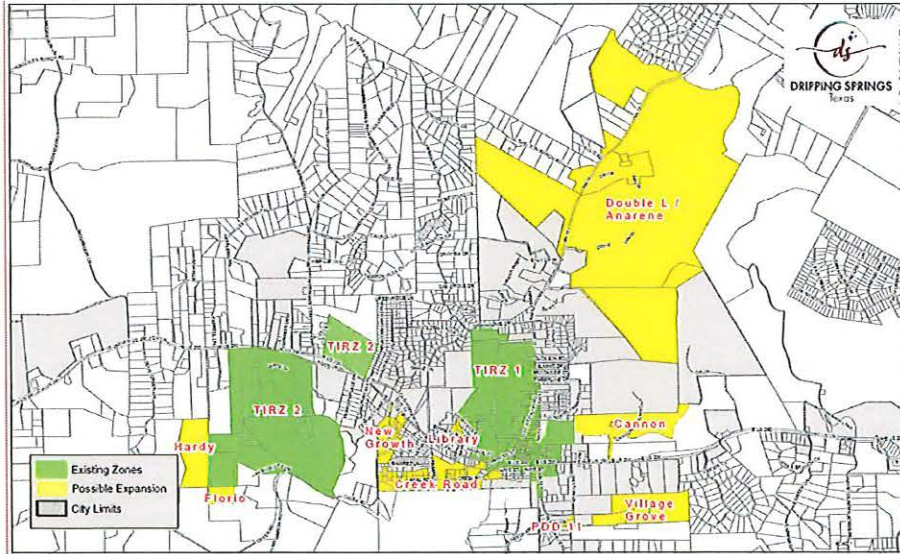
1. The Challenge

- a) Within the City Limits, the City has land available for development, in addition to areas of substandard development. The City needs additional means of planning and providing infrastructure to promote overall quality development in the area;
- b) The City's ETJ is comprised of numerous ownerships and as the tracts petition for annexation in a piecemeal fashion, the City has no means of planning and providing infrastructure to promote overall quality development;
- c) The City's downtown has dilapidated and unoccupied buildings that inhibit the City's growth;
- d) The lack of sidewalks and the inadequacy of certain streets in Dripping Springs also inhibits the growth of the City;
- e) Low quality and/or sub-standard developments will be an ongoing obstacle to annexation and City growth if allowed to continue; and
- f) If the City's ETJ is left unincorporated, the burden of providing services to the area will remain with Hays County.

2. Responding to the Challenge

In 2016, the City partnered with the County to participate in a Tax Increment Reinvestment Zone ("TIRZ" or "Zone") to be created over certain commercial and some residential areas within the City. Map Figure 2 below depicts the TIRZ Boundary and the respective areas of in-City (approximately 981 acres) and ETJ (approximately 1657 acres) included.

Map Figure 2: Proposed TIRZ boundary



Commented [LM1]: This map will be updated once the new areas are added and the new projects are approved.

The road and drainage improvements listed, especially those related to Old Fitzhugh Road, Mercer Street, and Creek Road will benefit every resident of Dripping Springs and its ETJ. Additionally, these road improvements will also benefit development in the area north of downtown by providing access to downtown and the greater Travis County area. These improvements are feasible and practical and will benefit the area within in the TIRZ boundary.

The proposed TIRZ would afford the opportunity for the City to plan and prepare for the provision of public infrastructure to areas within its City Limits, including Old Fitzhugh Road street and drainage improvements, Town Center improvements, Triangle/US 290/RR12 area road and drainage improvements, Creek Road improvements, Stephenson Building improvements, Public Parking downtown, and other road and drainage improvements.

The TIRZ is one layer of funding to help leverage additional funding sources for city improvements. Creating a TIRZ with identified projects is an effective method to communicate the city's key areas for investment and targeted growth.

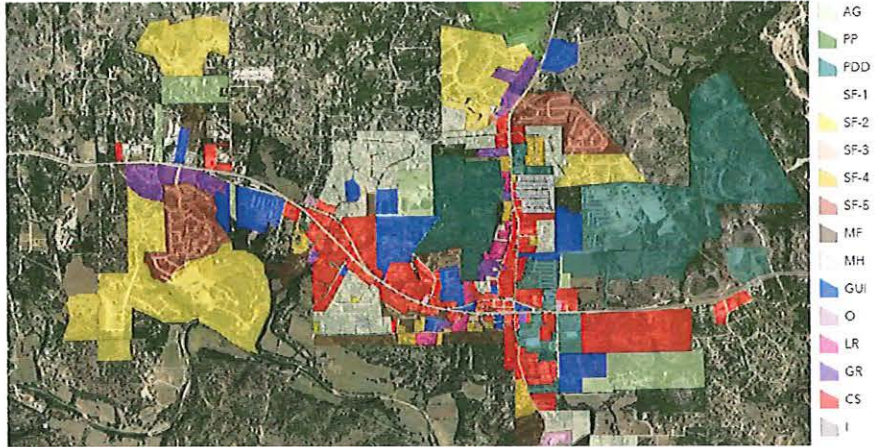
The City desires to maximize and preserve the taxable value of land and improvements in its ETJ and City Limits. Residents understand that maintaining their property values depends in no small part on high quality development within the City and the ETJ.

The City is experiencing and will continue to experience rapid growth. The City may need to update its land development code as it relates to the Town Center area in order to foster the development types that support the City's future goals. A detailed look at natural attributes, infrastructure, development trends, targeted development areas and the comprehensive plan should be evaluated to determine the new code requirements.

The need for this proposed TIRZ partnership is further compelling because neither the City nor County can address the development issues alone. The magnitude of infrastructure needed to ensure quality development is beyond the financial capability of the City to fund solely, and some of the infrastructure needed for quality development is typically outside the purview of the County to provide.

If this opportunity is missed, the City will be unable to provide the full array of city services and roads to promote development inside and outside the City Limits. If the ETJ develops with lack of planning and substandard infrastructure, the City is unlikely to annex due to the prohibitive cost of retro-fitting and upgrading substandard infrastructure. But for the creation of the TIRZ and participation by both the City and County, this area is not likely to attract or maintain private investment sufficient or timely enough to provide the proposed public improvements.

Map Figure 3: Proposed Uses



2. FINAL PROJECT PLAN

This Updated Project Plan and Reinvestment Zone Financing Plan (“The Updated Plan”) has been prepared in accordance with the requirements of Chapter 311.011 of the Texas Tax Code and outlines the improvements to be funded and implemented by the proposed Tax Increment Reinvestment Zone Number 1, Dripping Springs, Texas.



There are several key projects identified to help the City reach its real development potential downtown. These projects involve the important aspects needed to create solid framework for a successful eighteen hour downtown.

Town Center:

The Town Center Concept is the foundation of the TIRZ creation. The Town Center is the catalyst project that would spur new development. The timing of the Town Center is important to the parties involved in the project. Due to rapid population growth, the city and county are looking for new facilities. The idea to co-locate the entities into a shared facility is a cost- effective way to design civic services. This project will include parking, city hall site acquisition as a portion of the Town Center project and constructing a new civic building.

When creating a new town center in an existing historic environment, it’s important to understand and respect the town’s existing characteristics. Most importantly, implementation of the projects must be sensitive to the area in the newly created district.

Stephenson Building Project

This project is for the preservation and renovation of the building at 101 Old Fitzhugh Road to serve as a community meeting, programs, and performance space, with some civic offices. The work includes hazardous materials abatement, cleaning the foundation, roof replacement, historic window restoration or replacement, gutter system replacement, restoration of the wood floor, ceiling restoration and installation of suspended acoustical ceiling in secondary spaces, TAS/ADA accessibility, mechanical, electrical, plumbing, thermal and moisture protection, carpentry, finishes, earthwork, grading, paving, and an addition for restrooms, storage, and a backstage area.

Downtown Bathrooms

The City has looked at downtown bathrooms to serve the downtown Mercer and Old Fitzhugh Districts. These bathrooms would be in the downtown area and may be attached or near the Stephenson Building. The bathrooms would include an accessible bathroom.

Transportation Improvements:

Mercer Street and Old Fitzhugh Road:

The newly constructed benches and sidewalks on Mercer Street are a great start to creating a downtown sense of place. The next series of downtown investments identified in the TIRZ Project Plan are the redesign and construction of Mercer Street and Old Fitzhugh Road to create a Town Center. These two streets are the most important streets within the historic downtown. The street designs are critical to the success of the downtown. They must be designed in partnership with the targeted development patterns along these streets. In order to achieve the ideal street and development type, the City must update its development regulations within this Zone.



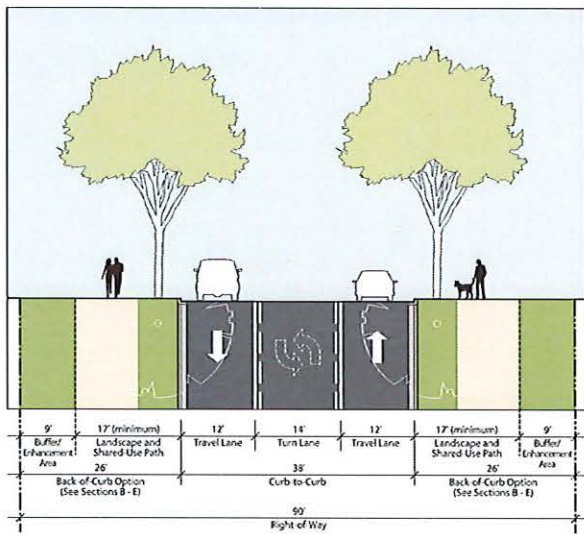
Photo Credit: Around Dripping Springs

Based on the existing street lay out and the disconnected street pattern in new developments, connectivity is a serious challenge for the city. Providing new and alternative connections are addressed in the TIRZ Project Plan. The following projects will help connect Mercer Street to the Heritage Subdivision and provide the much-needed transportation infrastructure:

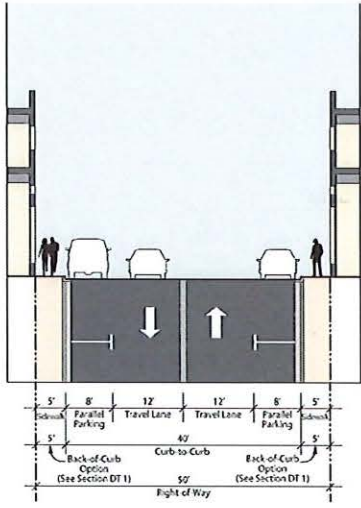
- (1) Roger Hanks Parkway; and
- (2) Garza Road ROW (North Street);
- (3) Wallace Street; and
- (4) Creek Road.

Wallace Street Improvements:

The City’s approved Transportation Master Plan (TMP) shows Wallace Street as a two-Lane Commercial Local Street (CLS2). This project proposes to improve Wallace Street to match the TMP for its entire length from Bluff Street to RR12, approximately 1,000 linear feet. It will remain a two-lane road but will establish much needed parallel parking, curb and gutter stormwater conveyance and pedestrian sidewalks on both sides of the street all within the existing 50-foot Right of Way.



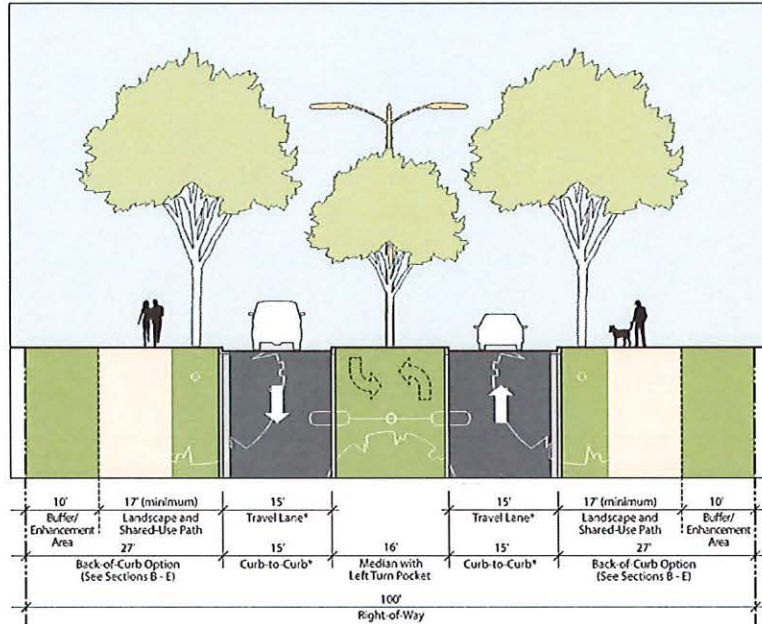
2 Lane Minor Arterial Divided with Center Turn Lane
City of Dripping Springs - Transportation Master Plan



2 Lane Downtown Commercial Street with Parallel Parking
City of Dripping Springs - Transportation Master Plan

Creek Road Improvements:

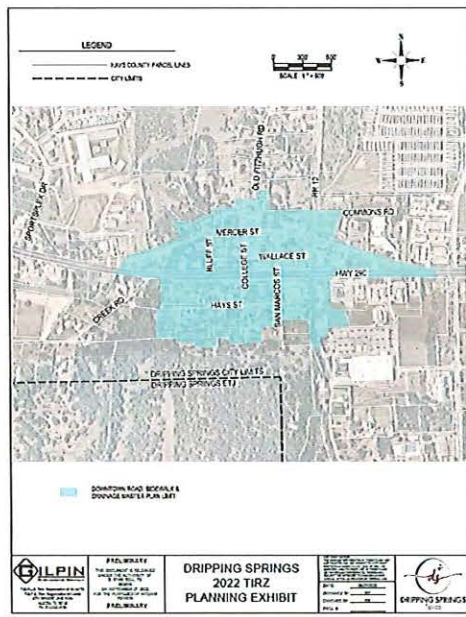
The City’s approved Transportation Master Plan shows Creek Road as a two-Lane Major Divided Arterial (MAD2). This street section improves traffic flow and safety while establishing pedestrian access facilities and improving drainage for this approximately 1-mile corridor. It will remain a two-lane road but will be divided either by a median or center turn lane. This section also includes shared use paths and curb and guttered stormwater conveyance. Right of Way (ROW) of 90 to 100 feet will be required to provide these improvements. Much of the existing ROW is as narrow as 50 feet. The project will provide much needed improvements to a heavily utilized east/west connector that is forecasted to see increased development. Prior to finalization of the street section additional study will be done.



2 Lane Minor/Major Arterial Divided
City of Dripping Springs - Transportation Master Plan

NOTES
 * Curb-to-curb
 * For Back-of-curb

Downtown Road, Sidewalk & Drainage Master Plan
 This Downtown Road, Sidewalk and Drainage Master Plan will seek to develop a phased approach to source funding for the design and construction of improvements consistent with the City's approved Transportation Master Plan. The plan will include core downtown streets Mercer, Wallace, Hays, Bluff, College, San Marcos and Old Fitzhugh. The plan will focus on improving downtown parking, pedestrian access and safety at the same time as improving the City's downtown drainage conveyance facilities. Parking improvements will include options for angled parking or parallel parking along improved street sections. Pedestrian facilities will include combinations of 5-foot sidewalks and shared use paths as well as extension of the network of street lighting, benches and bike racks already implemented in Mercer Street and currently being planned for Old Fitzhugh Road. Storm conveyance will be improved to curb and gutter with underground pipes systems.



Dripping Springs TIRZ No. 1
 Updated Final Project Plan - 2022

Benefits to Taxing Units

The TIRZ as proposed will allow the City, County, and Library to partner with each other for public improvements each may have planned for the area. The City believes that a TIRZ is the best mechanism by which to partner with the County and also with private sector developers to plan, fund, and construct the needed improvements over the long-range time horizon such an ambitious undertaking might require. The City and County will be able to fund a large building site for a building complex with city and county services.

Through the TIRZ, the City and County can both maximize the value of the ETJ to the benefit of their respective voters and citizens, as well as contribute to the community cohesion that comes with planned development. Developers seeking to partner with the TIRZ will be required to petition for annexation into the City. This performance driven structure will shift the cost and risk of construction to the private sector, with repayment coming out of new growth resulting from the infrastructure provided.

1. Changes to Municipal Ordinances Required 311.011(b)(2))

Some changes to the development code for the Town Center area could be needed to fully complete the projects. Other than these changes and the ordinance changes that will be required by the annexation and zoning of properties currently in the ETJ, there are no other contemplated changes to the City's Code of Ordinances or the Comp Plan.

2. Non-Project Costs (311.011(b)(3))

Non-Project Costs will consist of unreimbursed costs of public rights-of way, utility upgrades, street relocation cost, technology investment, public open space improvements, and other private investment. The projects, which are expected to result from the TIRZ major infrastructure improvements, consist of private investment in various development projects which will include internal infrastructure such as internal roads, water, sewer, and drainage facilities, along with the private development. The total value of such projects can reasonably be projected to total more than forty-six million dollars (\$46,000,000) at TIRZ end.

3. REINVESTMENT ZONE FINANCING PLAN

The TIRZ is intended to provide a funding and/or reimbursement mechanism for major public infrastructure to provide roadways and public utilities to un-served properties within the Zone, along with various landscape, beautification and urban design components. The comprehensive and long-term nature of the project will promote stability, and sustainable commercial, residential, retail and light industrial opportunities in an area that is currently underutilized and undervalued. The TIRZ may fund all or a portion of the eligible projects.



3.1 Estimated Project Cost Description (311.011(c)(1))

The project costs below comply with the categories established in Section 311.002 of the Texas Tax Code. The dollar amounts are approximate estimates based on assumptions of how the land may develop and are expressed in year 2016 dollars. Project Costs may be adjusted to actual development plans, bid costs and/or for inflation. Projects will be undertaken and paid for as funds are available from increment or other sources. The intent is to complete as many of the projects as can be funded from tax increment revenues notwithstanding whether the costs or tax increments exceed the estimates herein, and costs may be moved among line items.

Project Description	Project Estimate ¹	Proportionate Cost
Capital Projects Roads and Drainage	\$ 25,150,000	\$ 16,387,500
Civic Facilities City Hall as portion of Town Center	\$ 3,000,000	\$ 2,250,000
Public Parking Downtown	\$ 200,000	\$ 150,000
Stephenson Building	\$ 2,200,000	\$ 1,100,000

¹ Projects that also benefit the area in TIRZ # 2 may also be funded by that TIRZ.

Downtown Bathrooms	\$ 300,000	\$ 150,000
Total Estimated Project Costs	\$ 30,850,000	\$ 20,037,500

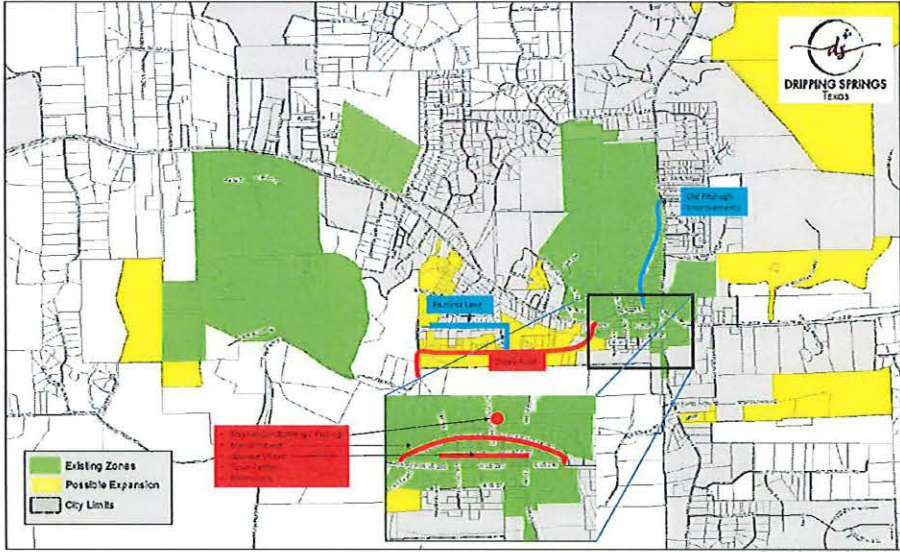
In addition to the projects described above, the following categories established in Section 311.002(1) of the Texas Tax Code as eligible project costs will be considered eligible project costs. The TIRZ will fund project costs at the discretion and approval of the Board of Directors of the TIRZ. And, when appropriate and practicable, the TIRZ will consider categories that are eligible for financing projects, such as:

- *Capital Projects* related to demolition, environmental abatement, and remediation including site work and fill, necessary to prepare sites and existing structures for new use.
- *Land Costs* associated with property formally conveyed to the public in conjunction with the implementation of projects otherwise eligible for reimbursement may also be eligible for reimbursement.
- *Matching Funds* may be contributed in support of local, state, federal or other capital improvements programs that benefit the project and the region.
- *Streetscape, Gateways, Parks, and Community Facilities* that enhance or serve the existing and future development. These may include, but are not limited to, lighting, walks, landscaping and related street furniture, greenbelts and paths, trails, parks, outdoor pavilions, non-profit community and arts space, and recreational/sports facilities.
- *Professional Services* incurred for architectural, planning, engineering, legal, landscape architecture, financial, marketing, public relations, management, leasing, bookkeeping, tax role verification, environmental, archaeological, and other services and advice necessary to a project.
- *Financing Costs* related to developer's interest, city interest, and financing interest, legal fees, underwriter's fees, brokerage charges, transfer or placement charges, premium and fees paid for loans, credit enhancement fees, notes, bonds or other instruments of credit issued to pay for project costs.
- *Operational Expenses* as may be necessary to provide for the proper administration of the Zone, operation of Zone facilities and services provided therein, over the life of the TIRZ.

3.2 Kind, Number and Location of Proposed Public Improvements (311.011(c)(2))

Proposed public improvements include drainage, roadways (including Old Fitzhugh Road and Creek Road), and various facilities. The majority of these improvements, including roadways, city hall as portion of Town Center, and parking, will be located in the City. Urban design components may also be within the City Limits. The map below indicates the probable location of the listed improvements; however, final alignments will be determined at the time of design. Public infrastructure improvements and civic facilities will be considered eligible projects anywhere within the Zone.

Map Figure 4- Location of Proposed Projects in TIRZ #1 and TIRZ #2.



3.3 Economic Feasibility (311.011(c)(3))

Currently, the projected cost estimates for the projects benefitting the Town Center TIRZ No. 1 are \$20,037,500. This estimate does not include the administrative expenses of running the TIRZ. Using 50% of the incremental increase of the Tax Rate of \$.1778, \$.089, after thirty (30) years, the expected amount in the Tax Increment Fund will be conservatively estimated at \$22,589,684. Thus, the TIRZ with a 50% of the increment, currently at \$.089, the TIRZ will be able to fund all of the projected estimated costs. See Attachment "A". (With the County participating at 50% on some properties and 25% at some properties the total projected revenue is \$81,000,000).

3.4 Estimate of Bonded Indebtedness To Be Incurred (311.011(c)(4))

Bonds, notes or other obligations may be issued to yield net proceeds sufficient to pay all or a portion of the eligible project costs and related professional fees that are currently estimated at, but are not limited to, \$20,037,500. The City, at its sole discretion, may issue or cause to be issued bonds, notes, or other obligations secured by tax increment revenues, the proceeds of which could be used to pay for or reimburse Project Costs, including public improvements, capitalized interest, professional fees, developer interest and costs of issuance of the bonds.

3.5 Estimated Time When Monetary Obligations Are To Be Incurred (311.011(c)(S))

Since the buildout horizon for TIRZ improvements will be market driven, it is anticipated that the completion of the infrastructure will take a minimum of five years from the date of this Updated Plan, although some projects may be started within the first two years in anticipation of the increase in TIRZ Funds. Bond issuance will occur at appropriate times as determined by the City and the City’s Financial Advisor. Project Costs, administrative costs, and costs related to the creation and organization of the TIRZ may be paid from the issuance of bonds or directly from tax increment revenue.

3.6 Methods and Sources of Financing (311.011(c)(6))

The primary sources of revenue will be the ad valorem property taxes generated on the annual increment value above the base year value. The City has adopted an increment of 50% or \$.089 for a period of 30 years. This participation will create an estimated fund of \$60,000,000 in 30 years.

To ensure timely construction of public improvements, pay-as-you-go and other various methods of financing may be utilized. These include:

- *Tax Increment Bonds or Notes.* As allowed by annual incremental increases in Zone assessed value, tax-exempt tax increment bonds or notes may be issued to fund improvements.
- *Direct Reimbursements.* Projects that are closely related to particular private development projects or public infrastructure programs of public agencies, municipalities, and authorities may be financed through reimbursement agreements with a developer, public agency, municipality, or authority using a direct payment annually from the TIRZ increment fund.
- *Other private financing.* Some projects may be financed on a short-term basis through private financial institutions.
- *Grants/Other Public Funds.* To the extent permitted by law, efforts will be made to leverage TIRZ funds with other public funds and economic development tools.

3.7 Current Appraised Value of Taxable Real Property (311.011(c)(7))

Based upon the 2022 Hays County Appraisal District certified tax roll, the base year value of the proposed TIRZ will be \$71,961,330.

3.8 Estimated Captured Appraised Value By Year (311.011(c)(8))

The table on the following page shows the Captured Appraised Value and the resulting revenue from the City and County for the duration of the Zone.

3.9 Duration of Zone (311.011(c)(9))

The Zone is being proposed for a thirty (30) year period, with the final payment of increment being made on values and at rates for 2045, which revenue may be paid in 2046. Therefore, the Zone will terminate for purposes of collection on December 31, 2046.

4. CAPTURED APPRAISED VALUE-CITY

TIRZ 1 Captured Appraised Value - City					
TIRZ #1 Increment	Year	Tax Year	TIRZ #1 Base	Projected Incremental Tax Base Subject to Capture	Total Projected Assessed Valuation
Base [a]	2022		\$ 70,382,980	\$ 99,250,614	\$ 169,633,594
1	2023		\$ 70,382,980	\$ 102,643,286	\$ 173,026,266
2	2024		\$ 70,382,980	\$ 310,103,811	\$ 380,486,791
3	2025		\$ 70,382,980	\$ 525,203,832	\$ 595,586,812
4	2026		\$ 70,382,980	\$ 697,493,946	\$ 767,876,926
5	2027		\$ 70,382,980	\$ 848,375,324	\$ 918,758,304
6	2028		\$ 70,382,980	\$ 941,802,976	\$ 1,012,185,956
7	2029		\$ 70,382,980	\$ 1,012,430,668	\$ 1,082,813,648
8	2030		\$ 70,382,980	\$ 1,085,816,822	\$ 1,156,199,802
9	2031		\$ 70,382,980	\$ 1,133,879,093	\$ 1,204,262,073
10	2032		\$ 70,382,980	\$ 1,157,964,335	\$ 1,228,347,315
11	2033		\$ 70,382,980	\$ 1,182,531,281	\$ 1,252,914,261
12	2034		\$ 70,382,980	\$ 1,207,589,566	\$ 1,277,972,546
13	2035		\$ 70,382,980	\$ 1,233,149,017	\$ 1,303,531,997
14	2036		\$ 70,382,980	\$ 1,259,219,657	\$ 1,329,602,637
15	2037		\$ 70,382,980	\$ 1,285,811,710	\$ 1,356,194,690
16	2038		\$ 70,382,980	\$ 1,312,935,604	\$ 1,383,318,584
17	2039		\$ 70,382,980	\$ 1,340,601,975	\$ 1,410,984,955
18	2040		\$ 70,382,980	\$ 1,368,821,674	\$ 1,439,204,654
19	2041		\$ 70,382,980	\$ 1,397,605,767	\$ 1,467,988,747
20	2042		\$ 70,382,980	\$ 1,426,965,542	\$ 1,497,348,522
21	2043		\$ 70,382,980	\$ 1,456,912,513	\$ 1,527,295,493
22	2044		\$ 70,382,980	\$ 1,487,458,423	\$ 1,557,841,403
23	2045		\$ 70,382,980	\$ 1,518,615,251	\$ 1,588,998,231
24	2046		\$ 70,382,980	\$ 1,550,395,215	\$ 1,620,778,195

[a] The Base Year for the original properties in TIRZ 1 is Tax Year 2016. The Base Year for the new properties being added to TIRZ 1 is Tax Year 2022. The base value shown above is the sum of these figures.

**5. COST ESTIMATES FOR POTENTIAL TIRZ PROJECTS IN TOWN CENTER
TIRZ (TIRZ # 1)**

(Note: These estimates are not based on plans and specifications nor a detailed scope of work; they represent rough orders of magnitude; Projects that also benefit the area in TIRZ # 2 may also be funded by that TIRZ)

1. Old Fitzhugh Road - Street and Drainage Improvements with improved streetscape including sidewalks and lighting
Estimated Cost = \$6,250,000 TIRZ No. 2 Proportionate Share=\$1,562,500
TIRZ No. 1 Estimated Share: \$4,687,500

2. Town Center Improvements - Street, drainage, street trees, way finding signage, street lighting and sidewalk improvements in downtown.

Estimated Cost = \$5,400,000 TIRZ No. 2 Proportionate Share=\$1,350,000
TIRZ No. 1 Estimated Share: \$4,050,000

3. Triangle/US 290/RR12 area road and drainage improvements to enhance development

Estimated Cost = \$500,000 TIRZ No. 2 Proportionate Share=\$125,000
TIRZ No. 1 Estimated Share: \$375,000

4. City Hall site acquisition and building as portion of Town Center

Estimated Cost = \$3,000,000 TIRZ No. 2 Proportionate Share=\$750,000
TIRZ No. 1 Estimated Share: \$2,250,000

5. Garza Road ROW (North Street) acquisition and improvements to connect Mercer to Heritage Subdivision

Estimated Cost = \$300,000 (does not include utilities nor ROW acquisition)

6. Public Parking in downtown area to enhance economic development

Estimated Cost = \$200,000 TIRZ No. 2 Proportionate Share=\$50,000
TIRZ No. 1 Estimated Share: \$150,000

7. Creek Road Project

Estimated Cost = \$10,000,000 TIRZ No. 2 Proportionate Share=\$5,000,000
TIRZ No. 1 Estimated Share: \$5,000,000

8. Wallace Street Project
Estimated Cost: \$2,500,000 TIRZ No. 2 Proportionate Share=\$625,000

TIRZ No. 1 Estimated Share: \$1,875,000

9. Stephenson Building Project

Estimated Cost: \$2,200,000 TIRZ No. 2 Proportionate Share=\$1,100,000

TIRZ No. 1 Estimated Share: \$1,100,000

10. Downtown Road, Sidewalk & Drainage Master Plan

Estimated Cost: \$200,000 TIRZ No. 2 Proportionate Share=\$100,000

TIRZ No. 1 Estimated Share: \$100,000

11. Downtown Bathrooms

Estimated Cost: \$300,000 TIRZ No. 2 Proportionate Share=\$150,000

TIRZ No. 1 Estimated Share: \$ 150,000

Total Estimated: \$30,850,000

Total Estimated Proportionate Share \$20,037,500

ATTACHMENT "A"-ECONOMIC FEASIBILITY

TIRZ #1 Economic Feasibility - City													
TIRZ #1 Increment	Year	Tax Year	TIRZ #1 Base	Projected Incremental Tax			Tax Collection Delinquencies at 12%	Total Net Tax Collection	City TIRZ #1				City Retained Taxes (General Fund)
				Base Subject to Capture	Total Projected Assessed Valuation	Total Projected Tax			Tax Collections on Incremental Value	Participation at 50/62.5% Tax Rate	TIRZ Admin Expense	Projected Net TIRZ #1 Revenue	
Base [a]	2022	\$ 70,382,980	\$ 99,250,614	\$ 169,633,594	\$ 4,032	\$ 255,576	\$ 172,938	\$ 46,469	\$ 27,602	\$ 58,867	\$ 58,297	\$ 86,443	
1	2023	\$ 70,382,980	\$ 102,643,286	\$ 173,026,266	\$ 6,153	\$ 301,488	\$ 178,850	\$ 89,425	\$ 28,154	\$ 61,271	\$ 58,353	\$ 89,425	
2	2024	\$ 70,382,980	\$ 310,103,811	\$ 380,486,791	\$ 13,530	\$ 662,975	\$ 540,337	\$ 270,169	\$ 28,717	\$ 241,452	\$ 219,004	\$ 270,169	
3	2025	\$ 70,382,980	\$ 525,203,832	\$ 595,586,812	\$ 21,179	\$ 1,037,774	\$ 915,136	\$ 457,568	\$ 29,291	\$ 428,277	\$ 369,961	\$ 457,568	
4	2026	\$ 70,382,980	\$ 697,493,946	\$ 767,876,926	\$ 27,306	\$ 1,337,979	\$ 1,215,341	\$ 607,671	\$ 29,877	\$ 577,793	\$ 475,352	\$ 607,671	
5	2027	\$ 70,382,980	\$ 848,875,304	\$ 918,758,304	\$ 32,671	\$ 1,600,881	\$ 1,478,243	\$ 739,122	\$ 30,475	\$ 708,647	\$ 555,243	\$ 739,122	
6	2028	\$ 70,382,980	\$ 941,800,976	\$ 1,012,183,956	\$ 35,933	\$ 1,753,673	\$ 1,641,035	\$ 805,118	\$ 31,084	\$ 789,433	\$ 589,087	\$ 820,518	
7	2029	\$ 70,382,980	\$ 1,012,430,658	\$ 1,082,813,648	\$ 38,505	\$ 1,845,728	\$ 1,764,100	\$ 882,650	\$ 31,706	\$ 850,344	\$ 604,328	\$ 882,650	
8	2030	\$ 70,382,980	\$ 1,085,816,822	\$ 1,156,199,802	\$ 41,114	\$ 2,014,609	\$ 1,891,971	\$ 945,985	\$ 32,340	\$ 913,645	\$ 618,391	\$ 945,985	
9	2031	\$ 70,382,980	\$ 1,133,879,093	\$ 1,204,262,073	\$ 42,824	\$ 2,098,354	\$ 1,975,716	\$ 987,858	\$ 32,987	\$ 954,871	\$ 615,518	\$ 987,858	
10	2032	\$ 70,382,980	\$ 1,157,964,335	\$ 1,228,347,315	\$ 43,680	\$ 2,140,321	\$ 2,017,683	\$ 1,008,842	\$ 33,647	\$ 975,195	\$ 598,655	\$ 1,008,842	
11	2033	\$ 70,382,980	\$ 1,181,531,281	\$ 1,252,914,261	\$ 44,554	\$ 2,183,128	\$ 2,060,490	\$ 1,030,245	\$ 34,320	\$ 995,925	\$ 582,297	\$ 1,030,245	
12	2034	\$ 70,382,980	\$ 1,207,559,556	\$ 1,277,972,546	\$ 45,445	\$ 2,226,790	\$ 2,104,152	\$ 1,052,076	\$ 35,006	\$ 1,017,070	\$ 566,343	\$ 1,052,076	
13	2035	\$ 70,382,980	\$ 1,233,149,017	\$ 1,303,531,997	\$ 46,354	\$ 2,271,325	\$ 2,148,688	\$ 1,074,344	\$ 35,706	\$ 1,038,638	\$ 550,812	\$ 1,074,344	
14	2036	\$ 70,382,980	\$ 1,259,219,657	\$ 1,329,602,637	\$ 47,281	\$ 2,316,753	\$ 2,194,115	\$ 1,097,057	\$ 36,420	\$ 1,060,637	\$ 535,694	\$ 1,097,057	
15	2037	\$ 70,382,980	\$ 1,285,811,710	\$ 1,356,194,690	\$ 48,226	\$ 2,363,088	\$ 2,240,450	\$ 1,120,225	\$ 37,149	\$ 1,083,076	\$ 520,978	\$ 1,120,225	
16	2038	\$ 70,382,980	\$ 1,312,935,604	\$ 1,383,318,584	\$ 49,191	\$ 2,410,350	\$ 2,287,712	\$ 1,143,856	\$ 37,892	\$ 1,105,964	\$ 506,655	\$ 1,143,856	
17	2039	\$ 70,382,980	\$ 1,340,601,975	\$ 1,410,984,955	\$ 50,175	\$ 2,458,557	\$ 2,335,919	\$ 1,167,959	\$ 38,649	\$ 1,129,310	\$ 492,714	\$ 1,167,959	
18	2040	\$ 70,382,980	\$ 1,368,821,674	\$ 1,439,204,654	\$ 51,178	\$ 2,507,728	\$ 2,385,090	\$ 1,192,545	\$ 39,422	\$ 1,153,122	\$ 479,145	\$ 1,192,545	
19	2041	\$ 70,382,980	\$ 1,397,605,767	\$ 1,467,988,747	\$ 52,207	\$ 2,557,882	\$ 2,435,244	\$ 1,217,622	\$ 40,211	\$ 1,177,411	\$ 465,942	\$ 1,217,622	
20	2042	\$ 70,382,980	\$ 1,426,955,542	\$ 1,497,348,522	\$ 53,246	\$ 2,609,040	\$ 2,486,402	\$ 1,243,201	\$ 41,015	\$ 1,202,186	\$ 453,091	\$ 1,243,201	
21	2043	\$ 70,382,980	\$ 1,456,912,513	\$ 1,527,295,493	\$ 54,311	\$ 2,661,221	\$ 2,538,583	\$ 1,269,291	\$ 41,835	\$ 1,227,456	\$ 440,565	\$ 1,269,291	
22	2044	\$ 70,382,980	\$ 1,487,458,423	\$ 1,557,841,403	\$ 55,397	\$ 2,714,445	\$ 2,591,807	\$ 1,295,504	\$ 42,672	\$ 1,253,231	\$ 428,417	\$ 1,295,504	
23	2045	\$ 70,382,980	\$ 1,518,615,251	\$ 1,588,998,231	\$ 56,505	\$ 2,768,734	\$ 2,646,096	\$ 1,323,048	\$ 43,516	\$ 1,279,522	\$ 416,576	\$ 1,323,048	
24	2046	\$ 70,382,980	\$ 1,550,395,215	\$ 1,620,778,195	\$ 57,635	\$ 2,824,109	\$ 2,701,471	\$ 1,350,735	\$ 44,366	\$ 1,306,339	\$ 405,054	\$ 1,350,735	
					\$ 1,070,684	\$ 50,013,521	\$ 46,947,568	\$ 23,473,784	\$ 881,100	\$ 22,589,684	\$ 11,607,090	\$ 23,473,784	

[a] The Base Year for the original properties in TIRZ 1 is Tax Year 2016. The Base Year for the new properties being added to TIRZ 1 is Tax Year 2022. The base value shown above is the sum of these figures.

San Marcos Publishing, LP
Wimberley View • Century News
P.O. Box 49, Wimberley, Texas 78676
(512) 847-2202

Received
OCT 28 2022

State of Texas
County of Hays

City of Dripping Springs

Before me, the undersigned authority, on this day personally appeared Dalton Sweat, who being by me here and now duly sworn, upon oath says:

My name is Dalton Sweat, and I am the General Manager, of the The Wimberley View & The Dripping Springs Century News, a newspaper of general circulation in Hays County, Texas, and a newspaper which has been regularly and continuously published in Wimberley, Hays County, Texas, for a period of more than one year immediately preceding the date of publications of the following, and that the said notice, a copy of which follows, was published in the regular edition of said newspaper for a period of twice on the following dates:

- October 27, 2022
- 2022
- 2022
- 2022

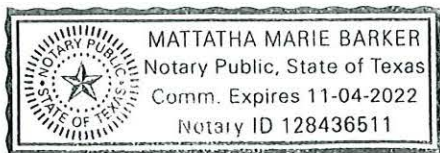
The said General Manager, Dalton Sweat further states that the rate charged for this publication is the lowest rate charged to commercial advertisers for the same class as advertising for a like amount of space.

D Sweat

Signature of Affiant

Subscribed and Sworn to me, by the said General Manager Dalton Sweat this 26th day of October, 2022 to certify which witness my hand and seal of office.

Mattatha Barker
NOTARY PUBLIC in and for Hays County, Texas



**City of Dripping Springs
Public Notice of Ordinance 2022-39
TIRZ No. 1 Amendment**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS, DESIGNATING A GEOGRAPHIC AREA WITHIN THE CITY AS AN EXPANSION OF A REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS REINVESTMENT ZONE NUMBER ONE, TOWN CENTER TIRZ, CITY OF DRIPPING SPRINGS, TEXAS; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

CITY OF DRIPPING SPRINGS

ORDINANCE No. 2022-40

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS, AMENDING THE FINAL PROJEC TPLAN FOR TIRZ NUMBER TWO, SOUTHWEST TIRZ, CITY OF DRIPPING SPRINGS, TEXAS; PROVIDING THAT THE ORDINANCE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Dripping Springs, Texas (the “City”), pursuant to the Tax Increment Financing Act, codified at Chapter 311 of the Texas Tax Code (hereinafter referred to as the “Act”), may designate a geographic area within the City as a tax increment reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the City Council desires to amend and update the Final Project Plan for Tax Reinvestment Zone Number 2, Southwest TIRZ.

NOW THEREFORE, BE IT ORDAINED by the City of Dripping Springs:

1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as expressly set forth herein.

SECTION 2. ENACTMENT

Title 1, Article 1.05, Section 1.05.012 of the City of Dripping Springs Code of Ordinances is hereby amended to include the updated Final Project Plan as attached as Exhibit “A”, which is attached hereto and incorporated into this Ordinance for all intents and purposes.

SECTION 3. REPEALER

All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

SECTION 4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with

jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

SECTION 5. CODIFICATION

The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City’s Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

SECTION 6. EFFECTIVE DATE


This Ordinance shall be effective immediately upon passage and publication.

SECTION 7. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

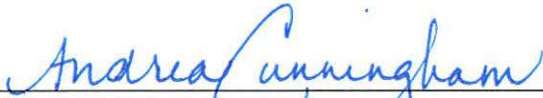
PASSED & APPROVED this, the 18th day of October 2022, by a vote of 4 (ayes) to 0 (nays) 0 (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:



Bill Foulds, Jr., Mayor

ATTEST:



Andrea Cunningham, City Secretary



EXHIBIT "A"

TIRZ No. 2 Update Project and Finance Plan



FINAL PROJECT PLAN AND
REINVESTMENT ZONE FINANCING
PLAN FOR PROPOSED TAX
INCREMENT REINVESTMENT ZONE
NO. 2, SOUTHWEST TIRZ, CITY OF
DRIPPING SPRINGS

DECEMBER 13, 2016
UPDATED October 18, 2022

Dripping Springs TIRZ
Final Project Plan & Reinvestment Zone Financing Plan-
Updated 2022

1. OVERVIEW

1.1 Background

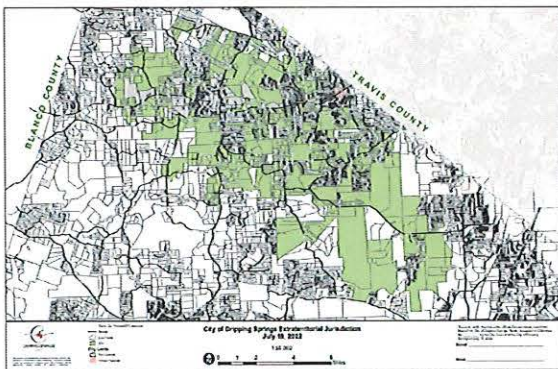
The City of Dripping Springs (the “City”) is a Texas general law municipality incorporated in 1981, located 25 miles west of Austin, Texas. Dripping Springs has an unusually large Extra-Territorial Jurisdiction; with nearly 75,000 square acres the area expands from the city limits of Buda to Travis County and west of Austin. The Dripping Spring ETJ encompasses a majority of the northwestern half of Hays County. The City Limits and the City’s ETJ are below in the *Map Figure 1*.

According to the latest Census numbers issued for 2020, the City has had a large increase in population in the last ten years within the city limits and an even large increase in the ETJ and School District. This pattern is expected to continue.

As of the 2020 census, the Dripping Springs population, within its city limits, is about 4,656 although its extraterritorial jurisdiction (ETJ) is home to over 40,000 residents. The city offers an exceptional school system and proximity to Austin and San Antonio.

The City created two Tax Increment Reinvestment Zones in 2016, including this Town Center TIRZ No. 1. This plan is an updated version of TIRZ No. 2 where the City, in coordination with the County, has identified additional projects and properties that would benefit the City and County’s residents.

Map Figure 1- City Limit and ETJ



1. The Challenge

- a) Within the City Limits, the City has land available for development, in addition to areas of substandard development. The City needs additional means of planning and providing infrastructure to promote overall quality development in the area;
- b) The City’s downtown has dilapidated and unoccupied buildings that inhibit the City’s growth;

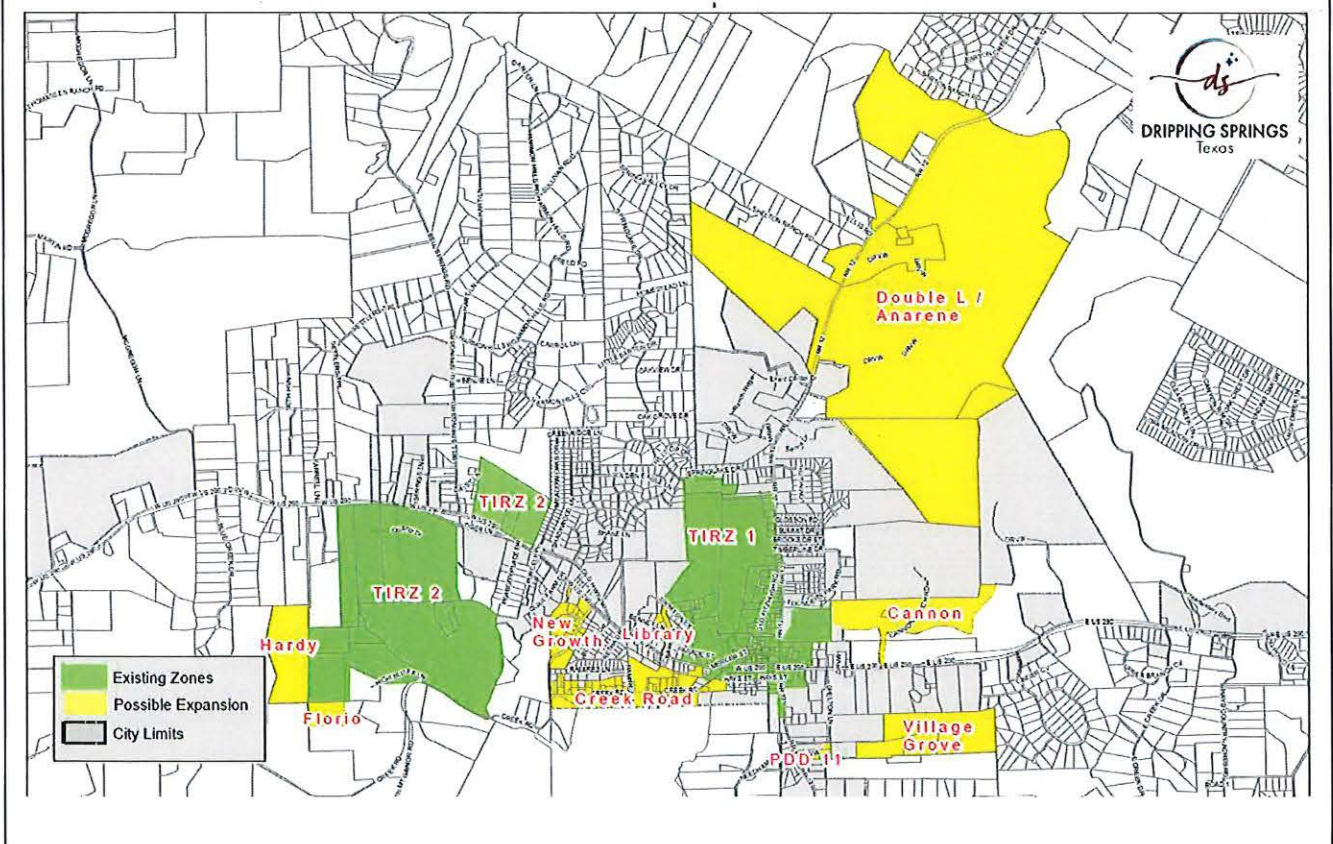
- c) The lack of sidewalks and the inadequacy of certain streets in Dripping Springs also inhibits the growth of the City; and
- d) Low quality and/or sub-standard developments will be an ongoing obstacle to annexation and City growth if allowed to continue.

2. Responding to the Challenge

In 2016, the City partnered with the County to County participate in a Tax Increment Reinvestment Zone (“TIRZ” or “Zone”) to be created over certain commercial and residential areas within the City. *Map Figure 2* depicts the TIRZ Boundary, and the respective areas of in-City included.

The road and drainage improvements listed, Old Fitzhugh Road, Mercer Street, Triangle, Creek Road, Stephenson Building, Downtown Road and Drainage Improvements, and Ramirez Lane, will benefit every resident of Dripping Springs. Additionally, improvements will also benefit development in the area west of downtown by providing an area for residents of future development to participate in City activities and allow movement around the City itself and out into the greater Travis County area. These improvements are feasible and practical and will benefit the area within the TIRZ boundary.

Map Figure 2: Proposed TIRZ boundary



The road and drainage improvements listed, especially those related to Old Fitzhugh Road, Mercer Street, and Creek Road will benefit every resident of Dripping Springs and its ETJ. Additionally, these road improvements will also benefit development in the area north of downtown by providing access to downtown and the greater Travis County area. These

improvements are feasible and practical and will benefit the area within in the TIRZ boundary.

The proposed TIRZ would afford the opportunity for the City to plan and prepare for the provision of public infrastructure to areas within its City Limits, including street and drainage improvements, Town Center improvements, Triangle/US 290/RR12 area, road and drainage improvements, Public Parking downtown, Creek Road Improvements, Stephenson Building Improvements, and other road and drainage improvements.

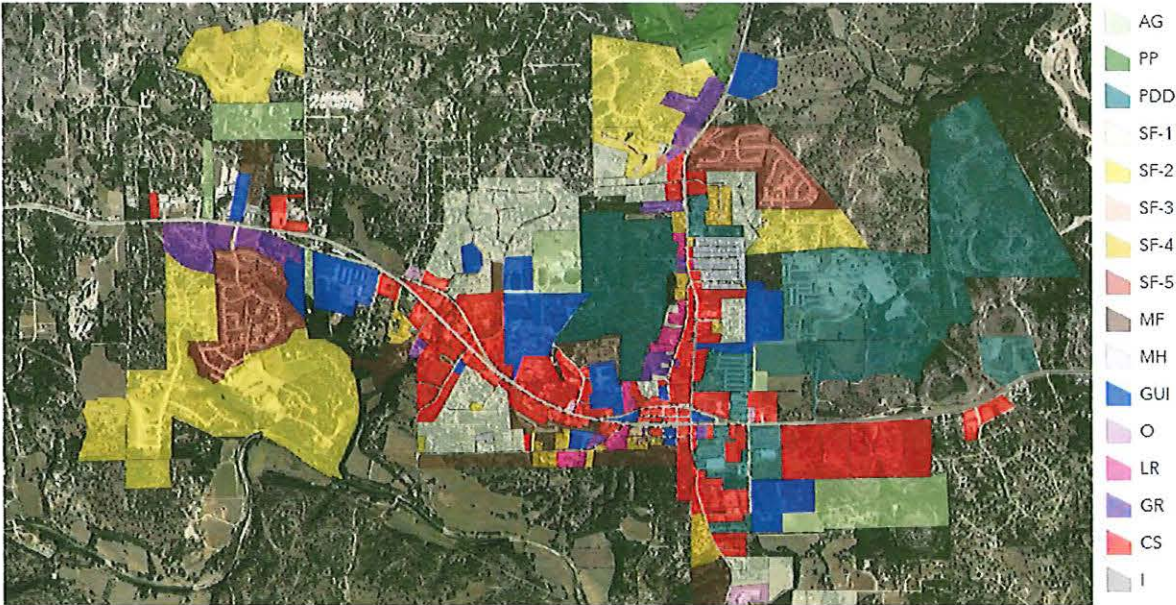
The TIRZ is one layer of funding to help leverage additional funding sources for city improvements. Creating a TIRZ with identified projects is an effective method to communicate to the public and the development community the city’s key areas for investment and targeted growth.

The City desires to maximize and preserve the taxable value of land and improvements in its City Limits. Residents understand that maintaining their property values depends in no small part on high quality development within the City Limits and ETJ.

The City is experiencing and will continue to experience rapid growth. The City may need to update its land development code as it relates to the Town Center area in order to foster the development types that support the City’s future goals. A detailed look at natural attributes, infrastructure, development trends, targeted development areas and the comprehensive plan should be evaluated to determine the new code requirements.

If this opportunity is missed, the City will be unable to provide the full array of city services and roads to promote development inside the City Limits. But for the creation of the TIRZ this area is not likely to attract and maintain private investment sufficient or timely enough to provide the proposed public improvements.

Map Figure 3: Proposed Uses



2. FINAL PROJECT PLAN

This Updated Project Plan and Reinvestment Zone Financing Plan (“The Updated Plan”) has been prepared in accordance with the requirements of Chapter 311.011 of the Texas Tax Code and outlines the improvements to be funded and implemented by the proposed Tax Increment Reinvestment Zone Number 2, Southwest TIRZ, Dripping Springs, Texas.

There are several key projects identified to help the city reach its real development potential Downtown and getting to Downtown through transportation projects. These projects involve the important aspects needed to create solid framework for a successful eighteen-hour downtown that is accessible to all residents.

Town Center:

The Town Center Concept is the foundation of the TIRZ creation. The town center is the catalyst project that would spur new development and increase the value of properties West of downtown who will often need to commute through central Dripping Springs to reach employment and recreational activities in Dripping Springs or in Austin. The timing of the town center is important to all of the parties involved in the project. Due to rapid population growth, the City and County are both looking for new facilities. The idea to co-locate the entities into a shared facility is a cost-effective way to design civic services. This project will include parking, city hall site acquisition and building a new civic building as a portion of the Town Center.

When creating a new town center in an existing historic environment, it’s important to understand and respect the character of the town. Most importantly, we must be sensitive to the area being studied to house the newly created district.

Stephenson Building Project

This project is for the preservation and renovation of the building at 101 Old Fitzhugh Road to serve as a community meeting, programs, and performance space, with some civic offices. The work includes hazardous materials abatement, cleaning the foundation, roof replacement, historic window restoration or replacement, gutter system replacement, restoration of the wood floor, ceiling restoration and installation of suspended acoustical ceiling in secondary spaces, TAS/ADA accessibility, mechanical, electrical, plumbing, thermal and moisture protection, carpentry, finishes, earthwork, grading, paving, and an addition for restrooms, storage, and a back stage area.

Downtown Bathrooms

The City has looked at downtown bathrooms to serve the downtown Mercer and Old Fitzhugh Districts. These bathrooms would be in the downtown area and may be attached or near the Stephenson Building. The bathrooms would include an accessible bathroom.

**Transportation Improvements:
Mercer Street and Old Fitzhugh Road:**

The newly constructed benches and sidewalks on Mercer Street are a great start to creating a downtown sense of place. The next series of downtown investments identified in the TIRZ Project Plan are the redesign and construction of Mercer Street and Old Fitzhugh Road to create the Town Center. These two streets are the most important streets within the historic downtown. The street designs for these streets are critical to the success of the downtown. They must be designed in partnership with the targeted development patterns along these streets. In order to achieve the ideal street and development type, the City must update its development regulations within this Zone.



Ramirez Lane

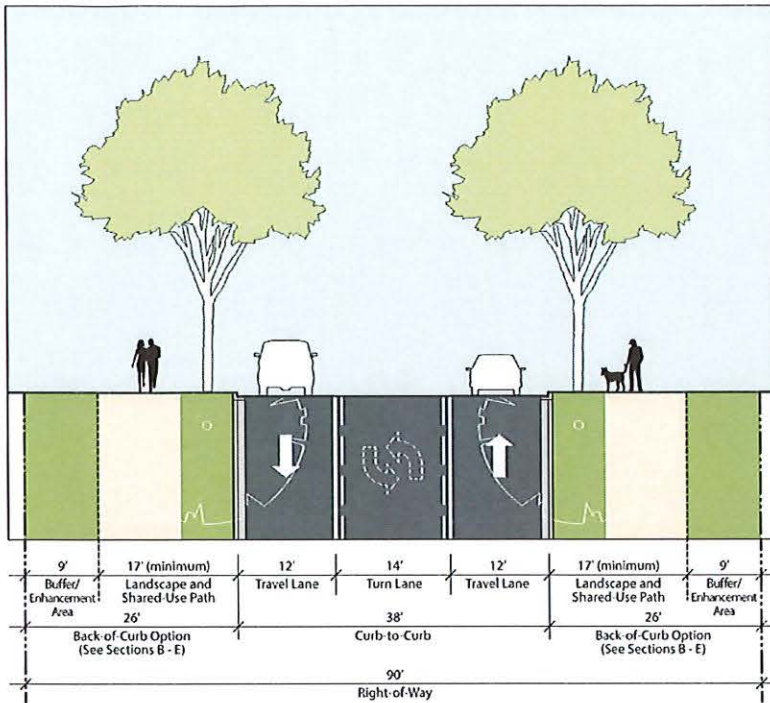
Upgrades to this road will assist developments west of downtown to be able to offer increased access to downtown and Austin.

Based on the existing street layout and the disconnected street pattern in new developments, connectivity is a serious challenge for the city. Providing new and alternative connections are addressed in the TIRZ Project Plan. The following projects will help connect neighborhoods:

1. Roger Hanks Parkway;
2. Garza Road ROW (North Street) connect Mercer to Heritage Subdivision;
3. Creek Road;
4. Wallace Street; and
5. Ramirez Lane.

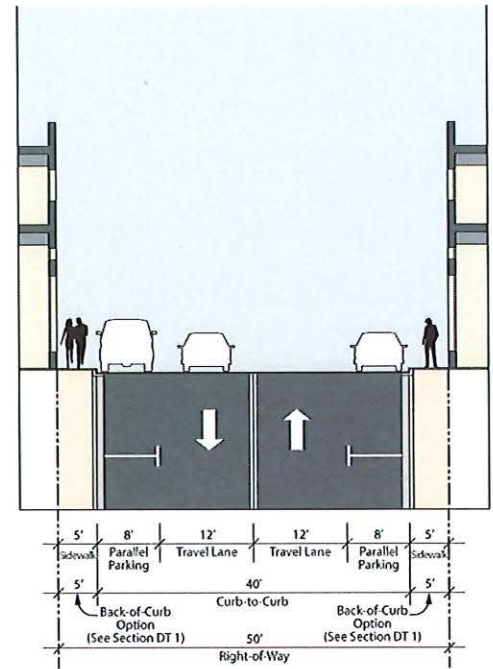
Wallace Street Improvements:

The City’s approved Transportation Master Plan (TMP) shows Wallace Street as a two-Lane Commercial Local Street (CLS2). This project proposes to improve Wallace Street to match the TMP for its entire length from Bluff Street to RR12, approximately 1,000 linear feet. It will remain a two-lane road but will establish much needed parallel parking, curb and gutter stormwater conveyance and pedestrian sidewalks on both sides of the street all within the existing 50-foot Right of Way.



2 Lane Minor Arterial Divided with Center Turn Lane
City of Dripping Springs - Transportation Master Plan

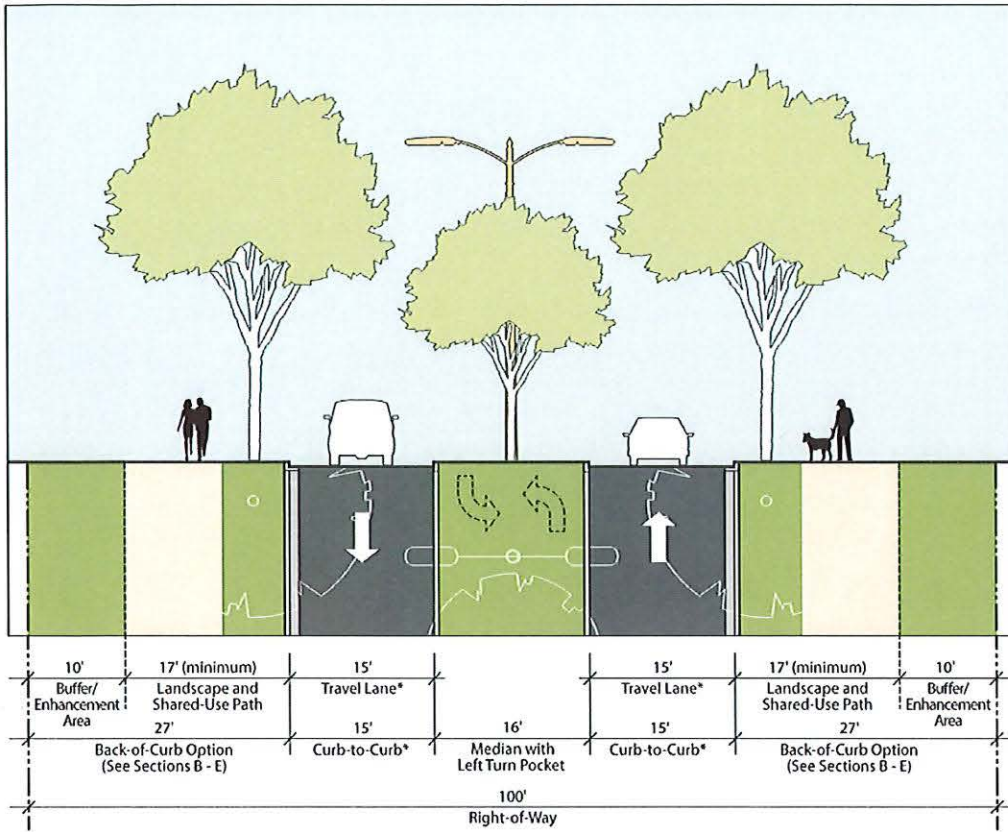
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2 Lane Downtown Commercial Street with Parallel Parking
City of Dripping Springs - Transportation Master Plan

Creek Road Improvements:

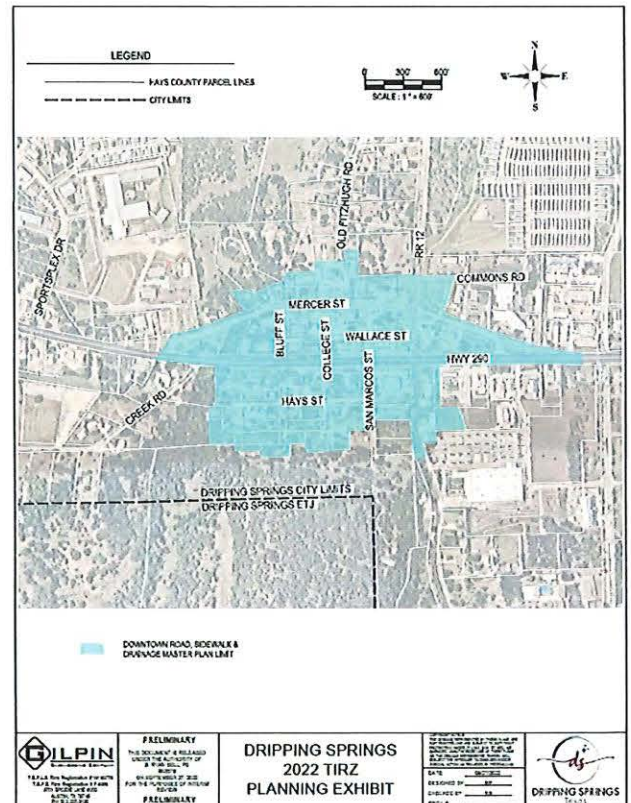
The City’s approved Transportation Master Plan shows Creek Road as a two-Lane Major Divided Arterial (MAD2). This street section improves traffic flow and safety while establishing pedestrian access facilities and improving drainage for this approximately 1-mile corridor. It will remain a two-lane road but will be divided either by a median or center turn lane. This section also includes shared use paths and curb and guttered stormwater conveyance. Right of Way (ROW) of 90 to 100 feet will be required to provide these improvements. Much of the existing ROW is as narrow as 50 feet. The project will provide much needed improvements to a heavily utilized east/west connector that is forecasted to see increased development. Prior to finalization of the street section additional study will be done.



2 Lane Minor/Major Arterial Divided
City of Dripping Springs - Transportation Master Plan

NOTES
 - Curb-to-cui
 - For Back-of

Downtown Road, Sidewalk & Drainage Master Plan
 This Downtown Road, Sidewalk and Drainage Master Plan will seek to develop a phased approach to source funding for the design and construction of improvements consistent with the City’s approved Transportation Master Plan. The plan will include core downtown streets Mercer, Wallace, Hays, Bluff, College, San Marcos and Old Fitzhugh. The plan will focus on improving downtown parking, pedestrian access and safety at the same time as improving the City’s downtown drainage conveyance facilities. Parking improvements will include options for angled parking or parallel parking along improved street sections. Pedestrian facilities will include combinations of 5-foot sidewalks and shared use paths as well as extension of the network of street lighting, benches and bike racks already implemented in Mercer Street and currently being planned for Old Fitzhugh Road. Storm conveyance will be improved to curb and gutter with underground pipes systems.



Benefits to All Taxing Units

The TIRZ as proposed will allow the City, County, and Library to partner with each other for public improvements each may have planned for the area. The City believes that a TIRZ is the best mechanism by which to partner with the County and also with private sector developers to plan, fund, and construct the needed improvements over the long-range time horizon such an ambitious undertaking might require. The City and County will be able to fund a large building site for a building complex with city and county services.

Through the TIRZ, the City and County can both maximize the value of the ETJ to the benefit of their respective voters and citizens, as well as contribute to the community cohesion that comes with planned development. Developers seeking to partner with the TIRZ will be required to petition for annexation into the City if requested by the City. This performance driven structure will shift the cost and risk of construction to the private sector, with repayment coming out of new growth resulting from the infrastructure provided.

1. Changes to Municipal Ordinances Required 311.011(b)(2))

Some changes to the development code for the Town Center area could be needed to fully complete the projects. Other than these changes and the ordinance changes that will be required by the annexation and zoning of properties currently in the ETJ, there are no other contemplated changes to the City's Code of Ordinances or Comp Plan.

2. Non-Project Costs (311.011(b)(3))

Non-Project Costs will consist of unreimbursed costs of public rights-of way, utility upgrades, street relocation cost, technology investment, public open space improvements, and other private investment. The projects, which are expected to result from the TIRZ major infrastructure improvements, consist of private investment in various development projects which will include internal infrastructure such as roads, water, sewer, and drainage facilities, along with the private development. The total value of such projects can reasonably be projected to total more than forty-six million dollars (\$46,000,000) at TIRZ end.

3. REINVESTMENT ZONE FINANCING PLAN

The TIRZ is intended to provide a funding and/or reimbursement mechanism for major public infrastructure to provide roadways and public utilities to un-served properties within the Zone, along with various landscape, beautification and urban design components. The comprehensive and long-term nature of the project will promote stability, and sustainable commercial, residential, retail and light industrial opportunities in an area that is currently underutilized and undervalued. The TIRZ may fund all or a portion of the eligible projects.

3.1 Estimated Project Cost Description (311.011(c)(1))

The project costs below comply with the categories established in Section 311.002 of the Texas Tax Code. The dollar amounts are approximate estimates based on assumptions of how the land may develop and are expressed in year 2016 dollars. Project Costs may be adjusted to actual development plans, bid costs and/or for inflation. Projects will be undertaken and

paid for as funds are available from increment or other sources. The intent is to complete as many of the projects as can be funded from tax increment revenues notwithstanding whether the costs or tax increments exceed the estimates herein, and costs may be moved among line items.

Project Description	Project Cost Estimate ¹	Proportionate Cost
Capital Projects Roads and Drainage	\$25,200,000	\$9,162,500
Civic Facilities City Hall as portion of Town Center	\$3,000,000	\$750,000
Public Parking Downtown	\$ 200,000	\$50,000
Stephenson Building	\$2,200,000	\$1,100,000
Downtown Bathrooms	\$300,000	\$150,000
Total Estimated Project Costs	\$30,900,000	\$11,212,500

In addition to the projects described above, the following categories established in Section 311.2(1) of the Texas Tax Code as eligible project costs will be considered eligible project costs. The TIRZ will fund project costs at the discretion and approval of the Board of Directors of the TIRZ. And, when appropriate and practicable, the TIRZ will consider which categories are eligible for financing projects, such as:

- *Capital Projects* related to demolition, environmental abatement, and remediation including site work and fill, necessary to prepare sites and existing structures for new use.
- *Land Costs* associated with property formally conveyed to the public in conjunction with the implementation of projects otherwise eligible for reimbursement may also be eligible for reimbursement.
- *Matching Funds* may be contributed in support of local, state, federal or other capital improvements programs that benefit the project and the region.
- *Streetscape, Gateways, Parks, and Community Facilities* that enhance or serve the existing and future development. These may include, but are not limited to, lighting, sidewalks, landscaping and related street furniture, greenbelts and paths, trails, parks, outdoor pavilions, non-profit community and arts space, and recreational/sports facilities.
- *Professional Services* incurred for architectural, planning, engineering, legal,

¹ Projects that also benefit the area in TIRZ # 2 may also be funded by that TIRZ.

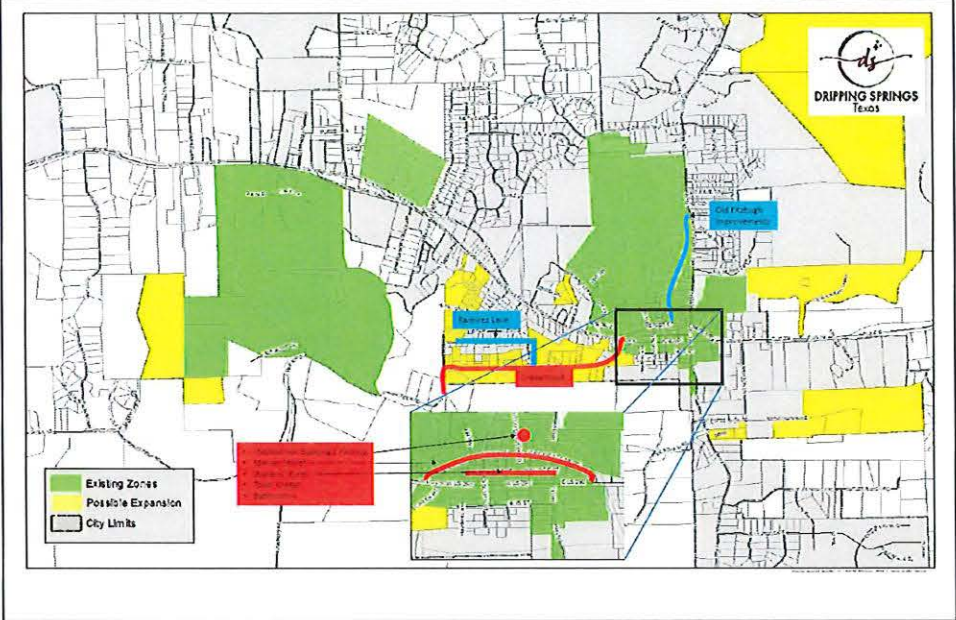
landscape architecture, financial, marketing, public relations, management, leasing, bookkeeping, tax role verification, environmental, archaeological, and other services and advice necessary to a project.

- *Financing Costs* related to developer's interest, city interest, and financing interest, legal fees, underwriter's fees, brokerage charges, transfer or placement charges, premium and fees paid for loans, credit enhancement fees, notes, bonds or other instruments of credit issued to pay for project costs.
- *Operational Expenses* as may be necessary to provide for the proper administration of the Zone, operation of Zone facilities and services provided therein, over the life of the TIRZ.

3.2 Kind, Number and Location of Proposed Public Improvements (311.011(c)(2))

Proposed public improvements include drainage, roadways, and various facilities. The majority of these improvements, including roadways, city hall as portion of Town Center, and parking, will be located in the City. Urban design components may also be within the City Limits. The map below indicates the probable location of the listed improvements; however, final alignments will be determined at the time of design. Public infrastructure improvements and civic facilities will be considered eligible projects anywhere within the Zone.

Map Figure 4-
Location of
Proposed
Projects in TIRZ
#1 and TIRZ #2



3.3 Economic Feasibility (311.011(c)(3))

Currently, the projected cost estimates for the projects benefitting the Southwest TIRZ No. 2 are \$11,212,500. This estimate does not include the administrative expenses of running the TIRZ but do include the expenses in creating the TIRZ. Using 50% of the incremental increase of the Tax Rate of \$.1778, \$.089, after thirty (30) years, the expected amount in the Tax Increment Fund will be conservatively estimated at \$7,524,715. Thus, the TIRZ with a 50% of the increment, currently at \$.089, the TIRZ will be able to fund a majority of the projected estimated costs. The County participating at a 50% incremental value will be conservatively estimated at \$13,225,384 See Attachment "A".

3.4 Estimate of Bonded Indebtedness To Be Incurred (311.011(c)(4))

Bonds, notes or other obligations may be issued to yield net proceeds sufficient to pay all or a portion of the eligible project costs and related professional fees that are currently estimated at, but are not limited to, \$7,524,715. The City, at its sole discretion, may issue or cause to be issued bonds, notes, or other obligations secured by tax increment revenues, the proceeds of which could be used to pay for or reimburse Project Costs, including public improvements, capitalized interest, professional fees, developer interest and costs of issuance of the bonds.

3.5 Estimated Time When Monetary Obligations Are To Be Incurred (311.011(c)(S))

Since the build-out horizon for TIRZ improvements will be market driven, it is anticipated that the completion of the infrastructure will take a minimum of five years from the date of the Updated Plans, although some projects may be started within the first two years in anticipation of the increase in TIRZ Funds. Bond issuance will occur at appropriate times as determined by the City and the City's Financial Advisor. Project Costs, administrative costs, and costs related to the creation and organization of the TIRZ may be paid from the issuance of bonds or directly from tax increment revenue.

3.6 Methods and Sources of Financing (311.011(c)(6))

The primary sources of revenue will be the ad valorem property taxes generated on the annual increment value above the base year value. The City has adopted an increment of 50% or \$.089 for a period of 30 years. This participation will create an estimated fund of \$7,524,715 in 30 years.

To ensure timely construction of public improvements, pay-as-you-go and other various methods of financing may be utilized. These include:

- *Tax Increment Bonds or Notes.* As allowed by annual incremental increases in Zone assessed value, tax-exempt tax increment bonds or notes may be issued to fund improvements.
- *Direct Reimbursements.* Projects that are closely related to particular private development projects or public infrastructure programs of public agencies, municipalities, and authorities may be financed through reimbursement agreements with a developer, public agency, municipality, or authority using a direct payment annually from the TIRZ increment fund.
- *Other private financing.* Some projects may be financed on a short-term basis through private financial institutions.
- *Grants/Other Public Funds.* To the extent permitted by law, efforts will be made to leverage TIRZ funds with other public funds and economic development tools.

3.7 Current Appraised Value of Taxable Real Property (311.011(c)(7))

Based upon the 2016 Hays County Appraisal District certified tax roll, the base year value of the proposed TIRZ will be \$14,625,030.

3.8 Estimated Captured Appraised Value By Year (311.011(c)(8))

The table on the following page shows the Captured Appraised Value and the resulting revenue from the City and County for the duration of the Zone.

3.9 Duration of Zone (311.011(c)(9))

The Zone is being proposed for a thirty (30) year period, with the final payment of increment being made on values and at rates for 2045, which revenue may be paid in 2046. Therefore, the Zone will terminate for purposes of collection on December 31, 2046.

Captured Appraised Value- City

			<i>Projected</i>	
			Incremental	TOTAL
TIRZ #2			Tax Base	<i>Projected</i>
Increment	Tax	TIRZ #2	Subject	Assessed
Year	Year	Base	to Capture	Valuation
Base	2016	\$14,625,030	\$ -	\$ 14,625,030
1	2017	14,625,030	5,186,104	19,811,134
2	2018	14,625,030	22,386,888	37,011,918
3	2019	14,625,030	57,712,633	72,337,663
4	2020	14,625,030	101,223,166	115,848,196
5	2021	14,625,030	146,451,035	161,076,065
6	2022	14,625,030	193,447,530	208,072,560
7	2023	14,625,030	242,265,304	256,890,334
8	2024	14,625,030	276,077,187	290,702,217
9	2025	14,625,030	303,599,466	318,224,496
10	2026	14,625,030	332,158,298	346,783,328
11	2027	14,625,030	352,301,389	366,926,419
12	2028	14,625,030	363,491,031	378,116,061
13	2029	14,625,030	363,491,031	378,116,061
14	2030	14,625,030	363,491,031	378,116,061
15	2031	14,625,030	363,491,031	378,116,061
16	2032	14,625,030	363,491,031	378,116,061
17	2033	14,625,030	363,491,031	378,116,061
18	2034	14,625,030	363,491,031	378,116,061
19	2035	14,625,030	363,491,031	378,116,061
20	2036	14,625,030	363,491,031	378,116,061
21	2037	14,625,030	363,491,031	378,116,061
22	2038	14,625,030	363,491,031	378,116,061
23	2039	14,625,030	363,491,031	378,116,061
24	2040	14,625,030	363,491,031	378,116,061
25	2041	14,625,030	363,491,031	378,116,061
26	2042	14,625,030	363,491,031	378,116,061
27	2043	14,625,030	363,491,031	378,116,061
28	2044	14,625,030	363,491,031	378,116,061
29	2045	14,625,030	363,491,031	378,116,061
30	2046	14,625,030	363,491,031	378,116,061

COST ESTIMATES FOR POTENTIAL TIRZ PROJECTS IN DOWNTOWN TIRZ

(Note: These estimates are not based on plans and specifications nor a detailed scope of work; they represent rough orders of magnitude; Potential Proportionate Cost based on current and future development is also projected)

- 1. Old Fitzhugh Road - Street and Drainage Improvements with improved streetscape including sidewalks and lighting

Estimated Cost = \$6,250,000 TIRZ No. 1 Estimated Share: \$4,687,500
TIRZ No. 2 Proportionate Share=\$1,562,500

- 2. Town Center Improvements - Street, drainage, street trees, way finding signage, street lighting and sidewalk improvements.

Estimated Cost = \$5,400,000 TIRZ No. 1 Estimated Share: \$4,050,000
TIRZ No. 2 Proportionate Cost: \$1,350,000

- 3. Triangle/US 290/RR12 area road and drainage improvements to enhance development

Estimated Cost = \$500,000 TIRZ No. 1 Proportionate Share=\$375,000
TIRZ No. 2 Estimated Share: \$125,000

- 4. City Hall site acquisition and building of portion of Town Center

Estimated Cost = \$3,000,000 TIRZ No. 1 Proportionate Share=\$2,250,000
TIRZ No. 2 Estimated Share: \$750,000

- 5. Public Parking in downtown area to enhance economic development

Estimated Cost = \$200,000 TIRZ No. 1 Proportionate Share=\$150,000
TIRZ No. 2 Estimated Share: \$50,000

- 6. Ramirez Lane Street and Drainage Improvements to enhance property values

TIRZ No. 2 Estimated Share: \$350,000

- 7. Creek Road Project

Estimated Cost = \$10,000,000 TIRZ No. 1 Proportionate Share=\$5,000,000
TIRZ No. 2 Estimated Share: \$5,000,000

8. Wallace Street Project

Estimated Cost: \$2,500,000 TIRZ No. 1 Proportionate Share=\$1,875,000

TIRZ No. 2 Estimated Share: \$625,000

9. Stephenson Building Project

Estimated Cost: \$2,200,000 TIRZ No. 1 Proportionate Share: \$1,100,000

TIRZ No. 2 Estimated Share: \$1,100,000

10. Downtown Road, Sidewalk & Drainage Master Plan

Estimated Cost: \$200,000 TIRZ No. 1 Proportionate Share=\$100,000

TIRZ No. 2 Estimated Share: \$100,000

11. Downtown Bathrooms

Estimated Cost: \$300,000 TIRZ No. 1 Proportionate Share=\$150,000

TIRZ No. 1 Estimated Share: \$150,000

Total Estimated: \$ 30,900,000

Total Estimated Proportionate Cost: \$11,212,500

ATTACHMENT "A" ECONOMIC FEASIBILITY

TIRZ 2 Economic Feasibility - City

TIRZ #2 Increment	Year	Tax Year	TIRZ #2 Base	Projected Incremental Tax			Tax Collection Delinquencies at 2%	Total Net Tax Collections	City TIRZ #2			Projected Net TIRZ #2 Revenue	TIRZ #2 Revenue Discounted at 5%	City Retained Taxes (General Fund)										
				Base Subject to Capture	Total Projected Assessed Valuation	Total Projected Tax Collections			Participation at \$0.0889 Tax Rate	TIRZ Admin Expense														
6	2022	\$	5,836,710	\$	120,284,140	\$	126,120,850	\$	4,485	\$	219,758	\$	209,588	\$	104,794	\$	27,602	\$	77,192	\$	77,192	\$	104,794	
7	2023	\$	5,836,710	\$	162,140,390	\$	167,977,100	\$	5,973	\$	292,690	\$	282,520	\$	141,260	\$	28,154	\$	113,106	\$	107,720	\$	141,260	
8	2024	\$	5,836,710	\$	206,394,506	\$	212,231,216	\$	7,547	\$	369,800	\$	359,630	\$	179,815	\$	28,717	\$	151,098	\$	137,050	\$	179,815	
9	2025	\$	5,836,710	\$	247,304,771	\$	253,141,481	\$	9,002	\$	441,084	\$	430,914	\$	215,457	\$	29,291	\$	186,165	\$	160,817	\$	215,457	
10	2026	\$	5,836,710	\$	273,954,639	\$	279,791,349	\$	9,949	\$	487,520	\$	477,350	\$	238,675	\$	29,877	\$	208,797	\$	171,778	\$	238,675	
11	2027	\$	5,836,710	\$	282,348,379	\$	288,185,089	\$	10,248	\$	502,145	\$	491,975	\$	245,988	\$	30,475	\$	215,513	\$	168,860	\$	245,988	
12	2028	\$	5,836,710	\$	290,993,932	\$	296,830,642	\$	10,555	\$	517,210	\$	507,039	\$	253,520	\$	31,084	\$	222,435	\$	165,985	\$	253,520	
13	2029	\$	5,836,710	\$	299,898,851	\$	305,735,561	\$	10,872	\$	532,726	\$	522,556	\$	261,278	\$	31,706	\$	229,572	\$	163,152	\$	261,278	
14	2030	\$	5,836,710	\$	309,070,918	\$	314,907,628	\$	11,198	\$	548,708	\$	538,538	\$	269,269	\$	32,340	\$	236,929	\$	160,363	\$	269,269	
15	2031	\$	5,836,710	\$	318,518,147	\$	324,354,857	\$	11,534	\$	565,169	\$	554,999	\$	277,499	\$	32,987	\$	244,512	\$	157,615	\$	277,499	
16	2032	\$	5,836,710	\$	328,248,792	\$	334,085,502	\$	11,880	\$	582,124	\$	571,954	\$	285,977	\$	33,647	\$	252,330	\$	154,909	\$	285,977	
17	2033	\$	5,836,710	\$	338,271,358	\$	344,108,068	\$	12,236	\$	599,588	\$	589,418	\$	294,709	\$	34,320	\$	260,389	\$	152,244	\$	294,709	
18	2034	\$	5,836,710	\$	348,594,600	\$	354,431,310	\$	12,604	\$	617,575	\$	607,405	\$	303,703	\$	35,006	\$	268,697	\$	149,620	\$	303,703	
19	2035	\$	5,836,710	\$	359,227,539	\$	365,064,249	\$	12,982	\$	636,103	\$	625,932	\$	312,966	\$	35,706	\$	277,260	\$	147,037	\$	312,966	
20	2036	\$	5,836,710	\$	370,179,466	\$	376,016,176	\$	13,371	\$	655,186	\$	645,016	\$	322,508	\$	36,420	\$	286,088	\$	144,494	\$	322,508	
21	2037	\$	5,836,710	\$	381,459,952	\$	387,296,662	\$	13,772	\$	674,841	\$	664,671	\$	332,336	\$	37,149	\$	295,187	\$	141,990	\$	332,336	
22	2038	\$	5,836,710	\$	393,078,851	\$	398,915,561	\$	14,185	\$	695,086	\$	684,916	\$	342,458	\$	37,892	\$	304,567	\$	139,525	\$	342,458	
23	2039	\$	5,836,710	\$	405,046,318	\$	410,883,028	\$	14,611	\$	715,939	\$	705,769	\$	352,884	\$	38,649	\$	314,235	\$	137,100	\$	352,884	
24	2040	\$	5,836,710	\$	417,372,809	\$	423,209,519	\$	15,049	\$	737,417	\$	727,247	\$	363,624	\$	39,422	\$	324,201	\$	134,712	\$	363,624	
25	2041	\$	5,836,710	\$	430,069,095	\$	435,905,805	\$	15,501	\$	759,540	\$	749,370	\$	374,685	\$	40,211	\$	334,474	\$	132,363	\$	374,685	
26	2042	\$	5,836,710	\$	443,146,269	\$	448,982,979	\$	15,966	\$	782,326	\$	772,156	\$	386,078	\$	41,015	\$	345,063	\$	130,051	\$	386,078	
27	2043	\$	5,836,710	\$	456,615,758	\$	462,452,468	\$	16,445	\$	805,796	\$	795,626	\$	397,813	\$	41,835	\$	355,977	\$	127,775	\$	397,813	
28	2044	\$	5,836,710	\$	470,489,332	\$	476,326,042	\$	16,938	\$	829,970	\$	819,799	\$	409,900	\$	42,672	\$	367,228	\$	125,537	\$	409,900	
29	2045	\$	5,836,710	\$	484,779,114	\$	490,615,824	\$	17,446	\$	854,869	\$	844,699	\$	422,349	\$	43,526	\$	378,824	\$	123,334	\$	422,349	
30	2046	\$	5,836,710	\$	499,497,588	\$	505,334,298	\$	17,970	\$	880,515	\$	870,345	\$	435,172	\$	44,396	\$	390,776	\$	121,167	\$	435,172	
									\$	312,320	\$	15,303,682	\$	15,049,429	\$	7,524,715	\$	884,100	\$	6,640,614	\$	3,532,389	\$	7,524,715

2022-40

Item 4.

San Marcos Publishing, LP Wimberley View • Century News

P.O. Box 49, Wimberley, Texas 78676
(512) 847-2202

Received

OCT 28 2022

State of Texas
County of Hays

City of Dripping Springs

Before me, the undersigned authority, on this day personally appeared Dalton Sweat, who being by me here and now duly sworn, upon oath says:

My name is Dalton Sweat, and I am the General Manager, of the The Wimberley View & The Dripping Springs Century News, a newspaper of general circulation in Hays County, Texas, and a newspaper which has been regularly and continuously published in Wimberley, Hays County, Texas, for a period of more than one year immediately preceding the date of publications of the following, and that the said notice, a copy of which follows, was published in the regular edition of said newspaper for a period of 1 week on the following dates:

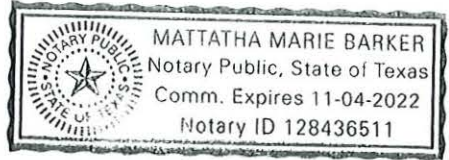
- October 27, 2022
- 2022
- 2022
- 2022

The said General Manager, Dalton Sweat further states that the rate charged for this publication is the lowest rate charged to commercial advertisers for the same class as advertising for a like amount of space.

[Signature]
Signature of Affiant

Subscribed and Sworn to me, by the said General Manager Dalton Sweat this 26th day of October, 2022 to certify which witness my hand and seal of office.

[Signature]
NOTARY PUBLIC in and for Hays County, Texas



**City of Dripping Springs
Public Notice of Ordinance 2022-40
TIRZ No. 2 Amendment**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS, AMENDING THE FINAL PROJECT PLAN FOR TIRZ NUMBER TWO, SOUTHWEST TIRZ, CITY OF DRIPPING SPRINGS, TEXAS; PROVIDING THAT THE ORDINANCE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Memo

Date: Thursday, April 04, 2024

Project: Old Fitzhugh Road

To: Mr. Keenan Smith, City of Dripping Springs

From: Leslie Pollack, P.E., PTOE, HDR Engineering, Inc.

Subject: Pedestrian Illumination Considerations

The purpose of this memorandum is to document the pedestrian illumination changes to date on the Old Fitzhugh Road and to provide information to inform a decision moving forward.

30% Plans Specifications and Estimates

30% design plans included minimal safety pedestrian level illumination, with “Mercer St style” illumination assemblies at the new activity nodes and two existing roadway crossings including RM 12 entrance. The design included electrical service, conduit, cabling, and eight illumination assemblies. The illumination construction cost was estimated at \$225,398.00 (including contingency and inflation). An “add alternate” was included in the estimate for low-voltage pathway lighting at \$595,000.00.

60% Plans Specifications and Estimates

During the preliminary application process, TxDOT provided feedback that continuous safety pedestrian illumination can be considered for TxDOT Transportation Alternatives funding. With this information, the design of continuous safety pedestrian illumination was added to the 60% design plans. The design included electrical services, conduit, cabling, 48 illumination assemblies for the pedestrian pathway, parking lot spaces along the project limits, and roadway crossing including the RM 12 entrance. The illumination construction cost was estimated at \$1,052,089 (including contingency and inflation).

TxDOT Transportation Alternatives Funding

With official submission of the TxDOT TA application, illumination features were considered “amenities” and TxDOT capped the amenity funding at 15% of the total project cost. Since TxDOT funding is centered on “pedestrian elements”, 15% of the project costs required restricting funding for illumination. The TxDOT TA grant funds include \$233,294.00 for illumination (including contingency and inflation).

90% Plans Specifications and Estimates

As we progress with 90% plans, final direction on the illumination design is needed. We recommended proceeding with the design of continuous safety pedestrian illumination, which provides adequate safety illuminance for the entire pedestrian pathway, parking lot spacing along the project limits, and roadway crossing including the RM entrance. The illumination design plans will be developed such that an “deduct alternative” can be considered if illumination costs are higher than funding allows. This will allow construction of fewer illumination assemblies installed for minimal safety level illuminance at the activity nodes and

two existing roadway crossings including RM 12 entrance without significant redesign time. A funding increase of \$818,795.00 is estimated to construct continuous pedestrian illumination.

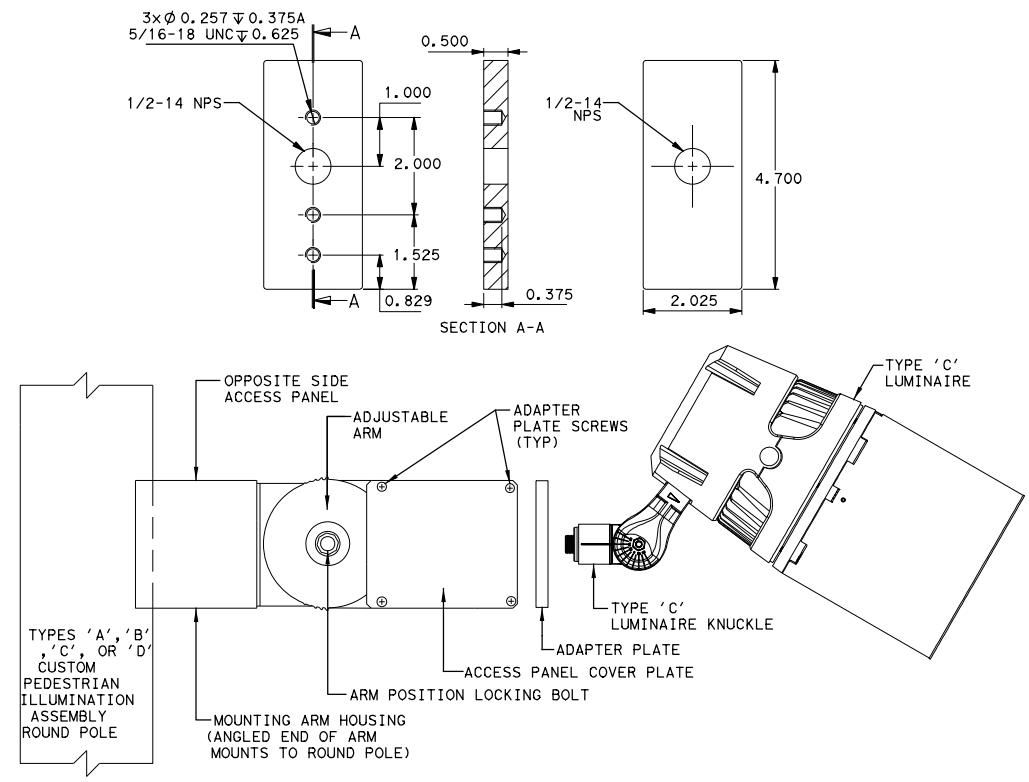
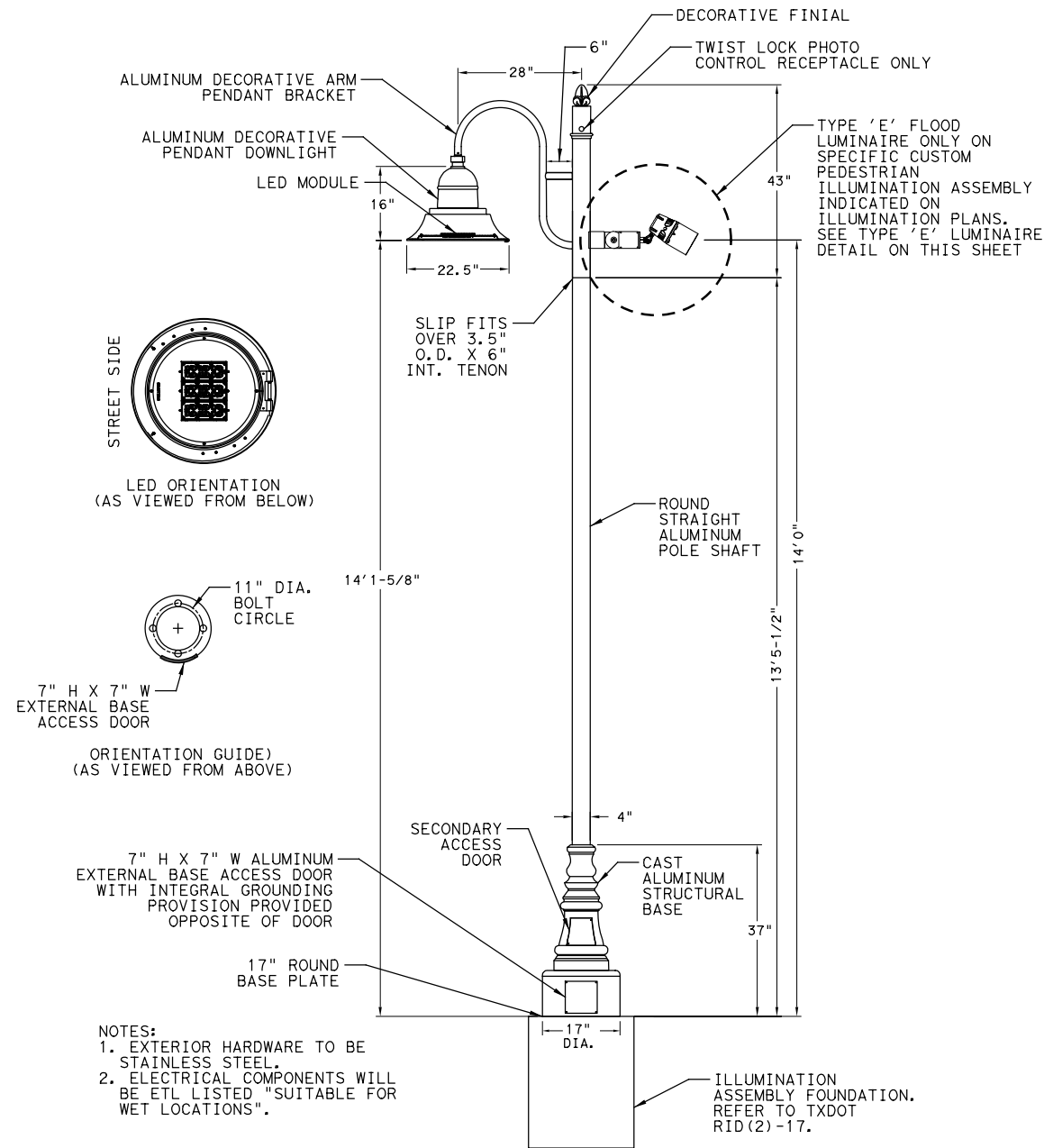
Continuous Pedestrian Illumination

Several factors should be weighed on the consideration of providing continuous safety pedestrian illumination for the entire project limits:

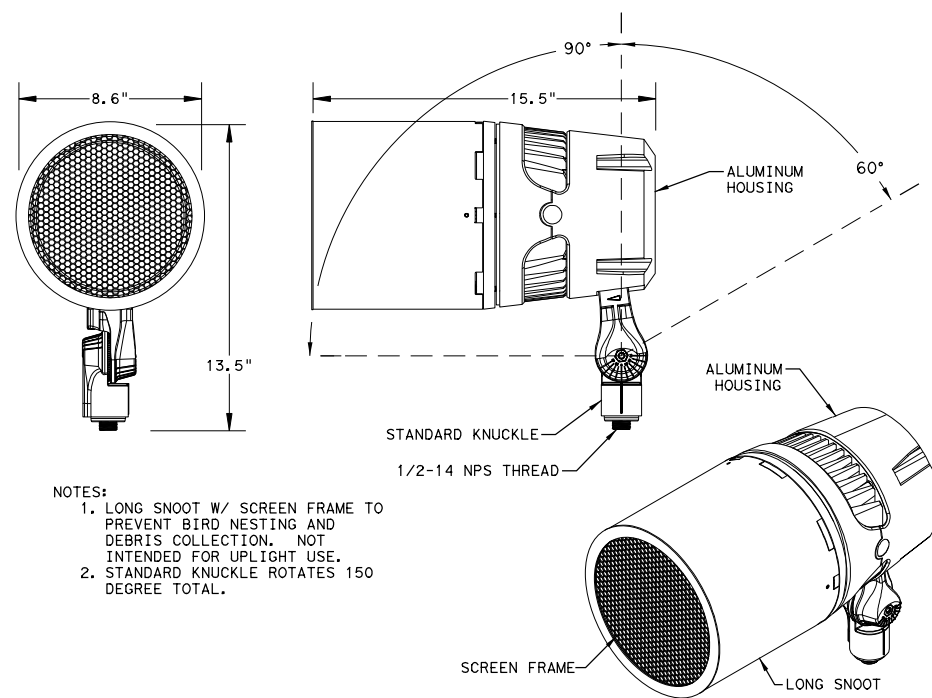
- Increased project cost now with the understanding that future safety pedestrian illumination construction could have a substantial impact on any future project cost due to the continuous cost increases of electrical and illumination product/ material throughout the industry.
- Increased safety benefits and enhancing elements of the city’s infrastructure, architecture, landscape, and iconic elements with providing adequate safety illumination for the pedestrian pathway, parking lot spaces, and roadway crossings through the whole project.
- Continues the “Mercer Street” custom illumination assembly aesthetic throughout corridor and surrounding area instead of having multiple types of safety illumination assemblies.
- Adequate safety pedestrian illumination in commercial business districts provides interconnectivity of the city, which is vitally important for greater urban community’s desire to have nighttime environments that are accessible, secure, and suitable for each neighborhood’s needs.
- Maintain the dark sky compliant safety pedestrian illumination throughout the city with minimal light trespass and light pollution beyond the project limits.

Attachments:

- Cut sheet of “Mercer Street” custom LED illumination assembly
- Example sheet of continuous illumination



DIRECT ROUND POLE MOUNT ARM BRACKET



- NOTES:
1. LONG SNOOT W/ SCREEN FRAME TO PREVENT BIRD NESTING AND DEBRIS COLLECTION. NOT INTENDED FOR UPLIGHT USE.
 2. STANDARD KNUCKLE ROTATES 150 DEGREE TOTAL.

MONUMENT SIGN FLOOD LUMINAIRE

TYPES 'A', 'B', 'C' & 'D' CUSTOM PEDESTRIAN ILLUMINATION ASSEMBLY

N. T. S.

TYPE 'E' CUSTOM MONUMENT SIGN FLOOD LUMINAIRE ASSEMBLY

N. T. S.

PRELIMINARY-FOR INFORMATION ONLY
 THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.
 Supervised By: PAUL K. DAVILA
 P.E. Serial No. 101043
 Date: 1/4/2024

NO.	DATE	REVISION	APPROVED

HDR
 HDR
 Firm Registration No. F-754
 710 Heisters Crossing, Suite 150
 Round Rock, Texas 78681
 512.685.2900

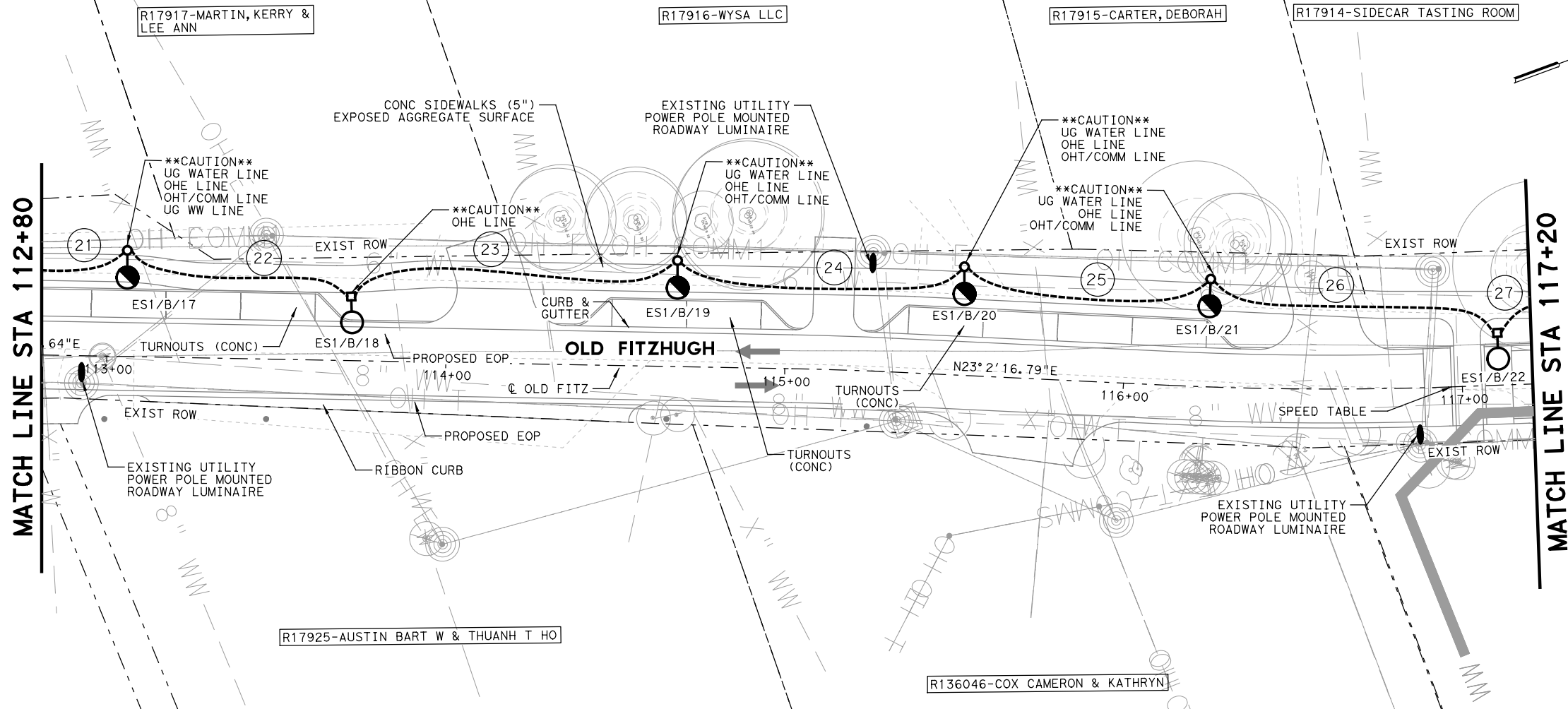
THE CITY OF
DRIPPING SPRINGS
 TEXAS © 2023

OLD FITZHUGH RD
ILLUMINATION DETAILS

SHEET 1 OF 1

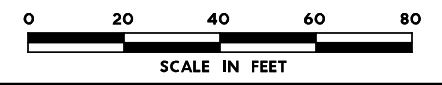
DESIGN	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.		HIGHWAY NO.
GM				OLD FITZ
GRAPHICS	STATE	DISTRICT	COUNTY	SHEET NO.
GM	TEXAS	AUS	HAYS	77
CHECK	CONTROL	SECTION	JOB	
PKD	XXX	XXX	XXX	

PLOT DRIVER: TXDOT_PDF_BW.plt
 USER: ATADALE
 FILE: OF-ILLUMINATION DETAILS
 PENTABLE: 10336587.tbl
 DATE: 1/4/2024
 TIME: 9:46:02 PM
 SCALE: 1:10



LEGEND

- TYPE A: CUSTOM PEDESTRIAN ILLUMINATION ASSEMBLY, 17'-1/2" MOUNTING HEIGHT WITH TRANSFORMER BASE, (1) LED LUMINAIRE WITH TYPE IV (DARK SKY) DISTRIBUTION OPTICS Item 5.
- TYPE B: CUSTOM PEDESTRIAN ILLUMINATION ASSEMBLY, 17'-1/2" MOUNTING HEIGHT WITH SHOE BASE, (1) LED LUMINAIRE WITH TYPE IV (DARK SKY) DISTRIBUTION OPTICS
- TYPE C: CUSTOM PEDESTRIAN ILLUMINATION ASSEMBLY, 17'-1/2" MOUNTING HEIGHT WITH SHOE BASE, (1) LED LUMINAIRE WITH TYPE III (DARK SKY) DISTRIBUTION OPTICS WITH BACKLIGHT SHIELDING
- TYPE D: CUSTOM PEDESTRIAN ILLUMINATION ASSEMBLY, 17'-1/2" MOUNTING HEIGHT WITH TRANSFORMER BASE, (1) LED LUMINAIRE WITH TYPE III (DARK SKY) DISTRIBUTION OPTICS WITH BACKLIGHT SHIELDING
- TYPE E: CUSTOM SPECIALITY ARCHITECTURAL FLOOD ILLUMINATION ASSEMBLY, 14'-0" MOUNTING HEIGHT WITH POLE ARM BRACKET, (1) LED LUMINAIRE WITH 40 DEGREE DISTRIBUTION OPTICS WITH FULL GLARE SHIELDING
- ELECTRICAL SERVICE ASSEMBLY, 120/240 VOLT, 1 PHASE, 3 WIRE, METERED PEDESTAL
- GROUND BOX WITH APRON (NEMA 3R)
- CONDUCTORS IN CONDUIT RUN (TRENCH)
- CONDUCTORS/CONDUIT SEGMENT NO.
- X/X/X ← ILLUMINATION ASSEMBLY DESIGNATION
- ← SERVICE POINT CIRCUIT DESIGNATION
- ← ELECTRICAL SERVICE DESIGNATION



GENERAL NOTES:

1. ALL WORK SHALL BE COMPLETED ACCORDING TO APPLICABLE TXDOT STANDARDS, CITY OF DRIPPING SPRINGS STANDARDS, UTILITY COMPANY STANDARDS, AND THE NATIONAL ELECTRIC CODE.
2. THE CONTRACTOR SHALL VERIFY WITH ALL UTILITY COMPANIES THE EXACT LOCATION OF EXISTING/PROPOSED UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO CONSTRUCTION TO AVOID CONFLICT OR DAMAGE TO THE EXISTING/PROPOSED UTILITIES. THE CONTRACTOR SHALL SEEK THE APPROVAL OF THE ENGINEER FOR ADJUSTING THE OFFSETS TO AVOID DAMAGE TO THE EXISTING/PROPOSED UNDERGROUND AND OVERHEAD UTILITIES. REFER TO THE UTILITY PLANS FOR ADDITIONAL INFORMATION.
3. REFER TO ILLUMINATION SUMMARIES, SCHEMATICS, SCHEDULES, DETAILS, AND TXDOT STANDARDS FOR ADDITIONAL INFORMATION.
4. HAND DUG ILLUMINATION ASSEMBLY DRILL SHAFTS ARE REQUIRED FOR ALL LOCATIONS LABELED ****CAUTION**** ON THE ILLUMINATION PLANS. THE INDICATED LOCATIONS ARE FOR POTENTIAL IMPACTS TO EXISTING/PROPOSED UNDERGROUND UTILITIES. ONE WEEK NOTICE REQUIRED FOR POT HOLING CLOSER THAN 1'-6" OFFSET OF ALL EXISTING/PROPOSED UNDERGROUND UTILITIES FOR ILLUMINATION ASSEMBLY DRILL SHAFTS. HAND DUG ILLUMINATION ASSEMBLY DRILL SHAFTS TO BE SUBSIDIARY TO BID ITEM 0416 6088.
5. CONTRACTOR TO ROUTE ALL UNDERGROUND CONDUCTORS IN CONDUIT SEGMENT RUNS OUTSIDE OF LANDSCAPE AREAS IN ORDER TO AVOID IMPACT TO TREE, SHRUB, OR PLANT ROOTS. TYPICAL FOR ALL SHOWN ON THE ILLUMINATION PLANS. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
6. *****ARCH FLASH HAZARD***** - THE CONTRACTOR TO COORDINATE THE INSTALLATION OF THE ILLUMINATION ASSEMBLIES WITH ALL OVERHEAD UTILITY COMPANIES. ALL UTILITY COMPANIES TO PROVIDE PROTECTION FROM THE OVERHEAD UTILITY LINES DURING ILLUMINATION ASSEMBLY INSTALLATIONS.
7. CONTRACTOR TO COORDINATE FINAL IRRIGATION SYSTEM CONTROLLER(S) ELECTRICAL VOLATGE, FULL LOADED AMPACITY REQUIREMENTS, AND FINAL LOCATIONS PRIOR TO ROUGH-IN. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

PRELIMINARY-FOR INFORMATION ONLY

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Supervised By: PAUL K. DAVILA
P.E. Serial No. 101043
Date: 1/4/2024

NO.	DATE	REVISION	APPROVED

HDR
HDR
Firm Registration No. F-754
710 Hesters Crossing, Suite 150
Round Rock, Texas 78681
512.685.2900



OLD FITZHUGH RD

ILLUMINATION PLAN

STA 112+80 TO STA 117+20

SCALE: 1"=40' SHEET 7 OF 16

DESIGN	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.	HIGHWAY NO.
GM			
GRAPHICS			
GM	STATE	DISTRICT	COUNTY
CHECK	TEXAS	AUS	HAYS
PKD	CONTROL	SECTION	JOB
CHECK	XXX	XXX	XXX
PKD			

