



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

*Dripping Springs ISD Center for Learning and Leadership
Maple Room, 300 Sportsplex Drive – Dripping Springs, Texas
Monday, January 13, 2025, 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 Ryan Thomas
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
City Secretary Diana Boone
TIRZ Project Manager Keenan Smith, AIA
TIRZ Administrator Jon Snyder

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 regarding issues not on the agenda and two (2) minutes per item on the agenda 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. Approval of TIRZ No. 1 & No. 2 Board meeting minutes for December 9, 2024.**

BUSINESS AGENDA

- 2. Introduction of new TIRZ Board member Ryan Thomas.**
- 3. Update on TIRZ funding and expenditures as it relates to financing Priority Projects.** *Deputy City Administrator, Shawn Cox*
- 4. Update on TIRZ Priority Projects.** *TIRZ Project Manager Keenan Smith and Leslie Pollock*
 - Stephenson Building
 - Downtown Parking Lot
 - Downtown Restrooms
 - Old Fitzhugh Road Project

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.

- 5. Consultation with Attorney and Deliberation Regarding Real Property and Easements 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

February 10, 2025, at 4:00 p.m.

March 10, 2025, at 4:00 p.m.

City Council Meetings

January 21, 2025, at 6:00 p.m.

February 4, 2025, 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 January 9, 2025 at 5:00 PM.

Diana Boone, 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

Dripping Springs ISD Center for Learning and Leadership

Maple Room, 300 Sportsplex Drive – Dripping Springs, Texas

Monday, December 09, 2024, at 4:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of board members present, Vice Chair Manassian called the meeting to order at 4:01 PM.

Board Members

Place 2 Craig Starcher, Chair (*absent*)

Place 3 Taline Manassian, Vice Chair

Place 1 Dave Edwards

Place 4 Miles Mathews

Place 5 Missy Atwood (*arrived at 4:07 p.m.*)

Place 6 Susan Kimball (*arrived at 4:06 p.m.*)

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

City Secretary Diana Boone

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 regarding issues not on the agenda and two (2) minutes per item on the agenda 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.

Thomas Crawford spoke concerning the Downtown Restrooms Project.

MINUTES

Consider approval of the October 7, 2024 TIRZ No. 1 & No. 2 meeting minutes.

1. Consider approval of the October 7, 2024 TIRZ No. 1 & No. 2 Board meeting minutes.

A motion was made by Board Member Kimball and seconded by Board Member Mathews, to approve the October 7, 2024 meeting minutes. The motion to approve carried unanimously 4 to 0.

BUSINESS AGENDA

2. Discuss and consider approval of the 2025 TIRZ No. 1 & No. 2 Board meeting calendar.

A motion was made by Vice Chair Manassian and seconded by Board Member Kimball, to approve the 2025 meeting calendar as presented. The motion to approve carried unanimously 4 to 0.

3. Discuss appointments to the TIRZ No. 1 & No. 2 Board of Directors.

Discussion only. No action was taken.

4. Update and Discussion on financing of TIRZ Priority Projects. Shawn Cox, Deputy City Administrator

Update was given by Deputy City Administrator Shawn Cox. No action was taken.

5. Update and possible action regarding TIRZ Priority Projects. TIRZ Project Manager, Keenan Smith

- a. Stephenson Building
- b. Downtown Parking
- c. Downtown Restrooms
- d. Old Fitzhugh Road Project

Project Manager Keenan Smith presented the update. The presentation is on file. No action was taken.

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.

A motion was made by Board Member Smith and seconded by Board Member Edwards, to go into Closed Session for item 6, under sections 551.071 and 551.072. The motion carried unanimously 6 to 0.

Closed Session started at 4:31 PM and ended at 5:15 PM.

No action was taken during Closed Session.

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

ADJOURN

A motion was made by Board Member Edwards and seconded by Board Member Mathews, to adjourn the meeting. The motion to adjourn carried unanimously 6 to 0.

The meeting adjourned at 5:16 PM.



**City of Dripping Springs
Tax Increment Reinvestment Zone
Executive Summary (Q4 2024)**

January 13, 2025



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	Total
CREATION COSTS						
FY 2017	\$ 60,971	\$ -	\$ -	\$ -	\$ -	\$ 60,971
FY 2018	-	-	-	-	-	-
FY 2019	-	-	-	-	-	-
FY 2020	-	-	-	-	-	-
FY 2021	-	-	-	-	-	-
FY 2022	-	-	-	-	-	-
FY 2023	-	-	-	-	-	-
FY 2024	-	-	-	-	-	-
FY 2025*	-	-	-	-	-	-
	\$ 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	-	-	257,417	-	80,039	337,456
FY 2025*	-	-	-	-	7,133	7,133
	\$ -	\$ 291,196	\$ 687,544	\$ 7,886	\$ 141,794	\$ 1,128,421
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	-	-	78,362	-	24,365	102,727
FY 2025*	-	-	-	-	83,622	83,622
	\$ -	\$ 286,555	\$ 280,889	\$ 5,024	\$ 194,695	\$ 767,163
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	-	-	-	-	-	-
FY 2025*	-	-	-	-	-	-
	\$ -	\$ 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	-	-	335,779	-	104,404	440,183
FY 2025*	-	-	-	-	90,755	90,755
	\$ 60,971	\$ 692,261	\$ 968,434	\$ 12,910	\$ 336,489	\$ 2,071,064

* Invoices received as of 12/31/2024



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>	-	-	-	-	-
<i>FY 2025*</i>	-	-	-	-	-
	\$ 60,971	\$ -	\$ -	\$ -	\$ 60,971

* Invoices received as of 12/31/2024



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	-	-	-	-	-
FY 2025*	-	-	-	-	-
	\$ 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	-	-	-	-	-
FY 2025*	-	-	-	-	-
	\$ 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	-	-	-	-	-
FY 2025*	-	-	-	-	-
	\$ 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	-	-	-	-	-
FY 2025*	-	-	-	-	-
	\$ 231,517	\$ 192,584	\$ 192,584	\$ 75,577	\$ 692,261

* Invoices received as of 12/31/2024

** 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>	128,709	128,709	-	-	257,417
<i>FY 2025*</i>	-	-	-	-	-
	\$ 343,772	\$ 343,772	\$ -	\$ -	\$ 687,544
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>	39,181	39,181	-	-	78,362
<i>FY 2025*</i>	-	-	-	-	-
	\$ 140,445	\$ 140,445	\$ -	\$ -	\$ 280,889
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>	167,889	167,889	-	-	335,779
<i>FY 2025*</i>	-	-	-	-	-
	\$ 484,217	\$ 484,217	\$ -	\$ -	\$ 968,434

* Invoices received as of 12/31/2024



Table 5: Triangle Expenditures

	City	County	Library	DSISD	Total
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Cost Participation
Direct & Indirect 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>	-	-	-	-	-
<i>FY 2025*</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>	-	-	-	-	-
<i>FY 2025*</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>	-	-	-	-	-
<i>FY 2025*</i>	-	-	-	-	-
	\$ 4,303	\$ 8,607	\$ -	\$ -	\$ 12,910

* Invoices received as of 12/31/2024



Table 6: Downtown 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>	80,039	-	-	-	80,039
<i>FY 2025*</i>	7,133	-	-	-	7,133
	\$ 141,794	\$ -	\$ -	\$ -	\$ 141,794
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>	24,365	-	-	-	24,365
<i>FY 2025*</i>	83,622	-	-	-	83,622
	\$ 194,695	\$ -	\$ -	\$ -	\$ 194,695
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>	104,404	-	-	-	104,404
<i>FY 2025*</i>	90,755	-	-	-	90,755
	\$ 336,489	\$ -	\$ -	\$ -	\$ 336,489

* Invoices received as of 12/31/2024



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	\$ 85,960	\$ 16,767	\$ -	\$ -	\$ 102,727	
FY 2025*	\$ 81,452	\$ 2,170	\$ -	\$ -	\$ 83,622	
Total	\$ 530,712	\$ 222,603	\$ 6,680	\$ 7,168	\$ 767,163	

* Invoices received as of 12/31/2024



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	\$ 247,801,926	\$ 246,141,834	\$ 150,951	\$ 270,316	\$ 421,266	
FY 2025 [d]	\$ 285,508,746	TBD	TBD	TBD	TBD	
			\$ 572,577	\$ 1,139,141	\$ 1,711,718	

[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 \$70,382,980 and so that the Base Value for property within or outside the City was increased from \$37,912,603 to \$71,930,830.

[d] Revenue calculations will be determined once a valuation breakdown for in City and out of City property is provided by the County.



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	\$ 407,601,856	\$ 345,116	\$ 617,714	\$ 962,830	
FY 2025 [b]	\$ 410,717,185	\$ 363,178	\$ 708,541	\$ 1,071,719	
		\$ 1,197,312	\$ 2,280,906	\$ 3,478,218	

[a] Assessed Value per Hays Central Appraisal District.

[b] FY 2025 revenue is an estimate and has not yet been received.



Table 10: Total Cash Position

TIRZ NO. 1 CUMULATIVE REVENUES*	\$ 1,711,718
TIRZ NO. 2 CUMULATIVE REVENUES*	\$ 2,406,499
TOTAL TIRZ CUMULATIVE REVENUES*	\$ 4,118,217
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	\$ (1,052,727)
	\$ (2,071,064)
TOTAL REMAINING TIRZ REVENUE	\$ 2,047,153

*Revenues received through FY 2024.



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



Table 12 - FY 2025 Estimated Ending Cash Balance

AVAILABLE CASH AS OF 12/31/2024 (INCLUDES FY24 TIRZ REVENUE)	\$	2,047,153
LESS: FY 2025 BUDGET	\$	(368,000)
PLUS: FY 2025 BUDGET SPENT AS OF 12/31/24	\$	90,755
REMAINING FY 2025 BUDGET	\$	(277,245)

ESTIMATED TOTAL CASH POSITION AT END OF FY 25 (EXCLUDING FY25 TIRZ REVENUE)

TIRZ NO. 1 REVENUE FOR FY 2025 (NOT YET RECEIVED)[a]	\$	421,266
TIRZ NO. 2 REVENUE FOR FY 2025 (NOT YET RECEIVED)[a]	\$	1,071,719
	\$	1,492,985

ESTIMATED TOTAL CASH POSITION AT END OF FY 25 (INCLUDING FY25 TIRZ REVENUE)

USES OF FUNDS AVAILABLE AT END OF FY 25		
FY 2026 Budget [b]	\$	368,000
	\$	368,000
Projected Surplus	\$	2,894,893

[a] TIRZ No. 1 revenue calculations will be determined once a valuation breakdown for in City and out of City property is provided by the County. The amount shown assumes that FY 2025 TIRZ No. 1 Revenue equals FY 2024 revenue. FY 2025 revenue is an estimate and has not yet been received.

[b] Assumes FY 2026 budget equals FY 2025 budget.

TIRZ PRIORITY PROJECTS
Master Project Schedule:
8-Jan-25

	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)													(11/1/24)																																															
Utility Coordination & Relocations																																																												
ROW & Easement Acquisitions																																																												
90% PS&E's													(Draft- 1/1/25)																																															
100% PS&E's / RTL PS&E's																																																												
Ready to Let (TXDOT Release)													COO / Plan of Finance >>																																															
Let													Funding in Place >> \$																																															
Bid Phase Services																																																												
Construction (16-18 mos.)													Construction Expenditures >> \$																																															
Acceptance / Completion																																																	(2/25/27)											
* HDR Project Schedule- dates & durations: 1/7/25																																																												
Stephenson Building*																																																												
Stephenson Building - 100% CD Acceptance & Cost Estimate Review (6/18/24)													>> >> (9/3/24) CC Approval- VE / Document & Cost Estimate Revisions																																															
Stephenson Building - City Council Task Order 3 Approval- Permitting & Bidding													(11/19/24) CC Approval / NTP Permitting & Bidding Phases																																															
Stephenson Building / Downtown Parking - Site Development Submittal- (8-12) weeks													(1/2/25) (3/27/25) Site Development Permit Issued*																																															
Stephenson Building / Building Permit / TDLR Submittal- (8-12) weeks													(1/17/25) (4/11/25) Building Permit Issued*																																															
Stephenson Building - Bidding Phase / Review / CC Approval & Award (8-12 weeks)													Funding in Place >> \$ (7/7/25) Contract Award*																																															
Construction / Notice To Proceed / Mobilization (12 mos.)													Construction Expenditures >> \$																																				(7/15/26) Substantial Completion*											
Acceptance / Substantial Completion > Final Completion (1 mo.)																																																	(8/15/26) Final Completion*											
* Architexas Project Schedule / w/TIRZ PM adjustments- dates & durations: 1/8/25																																																												
Downtown Parking*																																																												
TIRZ- Stephenson & City Parking Lot- PSE's / Permit Package													(8/1/24) Permit Package Issued																																															
TIRZ- Stephenson & City Parking Lot - Site Development Submittal- (8-12) weeks													(1/2/25) (3/27/25) Site Development Permit Issued*																																															
CODS- Stephenson & City Parking Lot- Bidding Phase / Review / CC Approval & Award (8-12 weeks)													Funding in Place >> \$ (2/7/26) Contract Award*																																															
CODS- Stephenson & City Parking Lot- Construction (4-6 mos.) /													Construction Expenditures >> \$ /15/26																																				(7/15/26) Substantial Completion*											
CODS- Stephenson & City Parking Lot- Completion & Acceptance (1) mo.																																																	(8/15/26) Final Completion*											
* Schedule Provisional & Contingent / TBD- w/TIRZ PM dates & durations: 1/8/25																																																												
Downtown Restrooms*																																																												
Downtown Restrooms - CC Approval / Contract Award / Notice To Proceed													(12/9/24)																																															
Downtown Restrooms - Construction (4 mos)													Funding in Place >> \$ (4/7/25) Substantial Completion*																																															
* City Engineer Project Schedule- dates & durations: 1/7/25																																																												
Downtown Road, Sidewalk & Drainage Master Plan*																																																												
Downtown Roadway, Sidewalk Drainage MP - First Stakeholder Draft													(9/30/24) Stakeholder 1st Review & Comments																																															
Downtown Roadway, Sidewalk Drainage MP - Incorporate Comments & Update Plan													(11/30/24)																																															
Downtown Roadway, Sidewalk Drainage MP - Second Stakeholder Draft													(12/2/24) Stakeholder 2nd Review & Comments																																															
Downtown Roadway, Sidewalk Drainage MP - Incorporate Comments & Develop Phasing & Budgets													(2/28/25)																																															
Downtown Roadway, Sidewalk Drainage MP - Submit Master Plan w/Phasing & Budgets													(3/3/25) Coordinate w/TXDOT- US 290 Breakout Project																																															
* City Engineer Project Schedule- dates & durations: 9/9/24																																																												

Graphic Key:

- = Previous Period
- = Current Dateline
- = Activity / Duration Period
- = Decision / Approval
- = Milestone / Key Event (2/15/24)
- = Linkage / Contingency
- = TIRZ Budget Period
- \$ = Project Funding

STEPHENSON SCHOOL BUILDING		UPDATED:	1/8/2025	
Project Schedule - Bidding/Permit				
ITEM	DURATION	START	END	
TASK 3: PERMIT - SITE DEVELOPMENT				
Notice to Proceed - Task 3			11/20/2024	
Issue for Site Development - Permit & Construction			12/16/2024	
Submit to TDLR, Plan Review	6 Weeks	12/16/2024	1/20/2024	
Submit Site Development - Permit	8 Weeks	1/2/2025	2/27/2024	
TASK 3: PERMIT - BUILDING				
Notice to Proceed - Task 3			11/20/2024	
Issue for Permit & Construction - Sealed Set			1/17/2025	
Submit to TDLR, Plan Review	6 Weeks	1/20/2025	3/3/2025	
Submit Bldg Permit with Expeditor	8 Weeks	1/17/2025	3/14/2025	
TASK 3: BIDDING				
Notice to Proceed - Bidding	6 weeks	1/20/2024	4/2/2025	
Advertise for Bids	2 weeks	2/24/2025	3/7/2025	
Pre-Bid Meeting			3/11/2025	
Bid Date			3/31/2025	
Bid Opening & Review			4/1/2025	
Bid Award			4/2/2025	
TASK 3: CONSTRUCTION ADMINISTRATION				
Contracting	4 weeks	4/2/2025	5/2/2024	
Notice to Proceed			5/5/2025	
Construction	12 Months	5/5/2025	5/5/2026	
Substantial Completion	1 Month	5/5/2026	6/5/2026	
Final Completion			6/5/2026	



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78620

Submitted By: Chad Gilpin, City Engineer;

Council Meeting Date: January 7, 2025

Agenda Item Wording: **Mercer Street Public Restroom Project: Construction Progress Update.**
Chad Gilpin, City Engineer

Agenda Item Requestor: Mayor Bill Foulds

Summary/Background: The City is constructing public restrooms on the City lot between the Old Post Office and Vintage Soul. The project includes 4 individually doored restrooms. The site around the restrooms is envisioned to develop into a pedestrian path linking Mercer Street with the Stephenson Building and a future public parking lot.

Project Information:

NTP Date: December 9, 2024
Contractual Finish Date: April 7, 2025
% Contract Time Used: 25%

Contract Amount: \$ 362,495.00
% Complete: 22%

To date the Contractor has completed mobilization, demo, site clearing, erosion controls and survey layout.

Work scheduled for the first 2 weeks of January is:

- Electric Service Install
- Water Service Install
- WW Service Install
- Form & Pour Concrete Foundation
- Form & Pour Sidewalk
- Structure Framing
- Begin Roof & Wall Sheathing

**Commission
Recommendations:** N/A

**Recommended
Council Actions:** N/A

Attachments: Project Schedule

Next Steps/Schedule: Construction continues. Building framing and rough-in anticipated to begin mid-January.

Progress Report

Old Fitzhugh Road PS&E

December 2024

Description of Work Performed During the Past Period – December 2024

PROJECT MANAGEMENT

- Project management and administration
- Subconsultant coordination

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

- Minor roadway work to address Doucet comments on road slope needs
- 90% plans – sheet work to finalize plans

DRAINAGE DESIGN

- 90% design updates

ILLUMINATION

- Update 90% design (PEC alignments received, preliminary Frontier alignments utilized)

UTILITY COORDINATION

- Ongoing coordination meetings with City of Dripping Springs, Frontier, PEC, DSWS (biweekly)
- DSWS – coordination on City strategy for cost participation
- Frontier one-on-one meetings
- DSWS Board meeting attendance and internal meetings to regroup

ENVIRONMENTAL

- Coordinate for CE

LANDSCAPE, STREETScape, URBAN DESIGN

- Update 90% design (PEC alignments received, preliminary Frontier alignments utilized)

PUBLIC ENGAGEMENT

- No tasks this period

Anticipated Work to be Performed Next Period – January 2025

PROJECT MANAGEMENT

- Project management and administration
- Subconsultant coordination

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

- Update cross-sections

- Incorporate subconsultant sheets when received
- QC of entire plan set

DRAINAGE DESIGN

- 90% plan sheet finalization
- QAQC
- Coordination with roadway team for submission
- Reviews of drainage easements on Brandy Wolf Tract

ILLUMINATION

- 90% plan sheet finalization
- QAQC

UTILITY COORDINATION

- Ongoing coordination meetings with City of Dripping Springs, Frontier, PEC, DSWS (biweekly)
- DSWS – coordination on City strategy for cost participation and schedule escalation

ENVIRONMENTAL

- No tasks pending City ROW acquisition

ROW SURVEYING

- Prepare survey control sheet
- Drainage easements metes+bounds (potential)

LANDSCAPE, STREETScape, URBAN DESIGN

- Update 90% design
- Irrigation design

PS&E PREPARATION

- PS&E package finalize

PUBLIC ENGAGEMENT

- No tasks anticipated next period

Project Needs – *This Period*

- City support in coordination with DSWS.

Project Challenges and Resolutions – *This Period*

- Utility provider (DSWS) seeking funding for relocation of the utilities on Old Fitzhugh Road. Received easement mapping and construction cost estimates from DSWS. Discussions on funding / responsibility will continue. City staff engaged and will need continue direction from City to approach DSWS.
- Utility provider (DSWS) will not meet project schedule. Need support from City staff to continue negotiations and coordination with DSWS. DSWS has not started design plans for water line relocations; continuing to coordinate to request design start.
- Utility provider coordination continuing on reassignments, team will need support from City staff during coordination. Alignments submitted to utility providers and under their

review. PEC preliminary alignment are updated and align with Old Fitzhugh plan. Coordination with Frontier continues, they are progressing design in January.

- Drainage infrastructure could require small temporary easements or permanent easements on east side of Old Fitzhugh Road for minor swales with updated drainage modeling. Identifying locations and coordinating with City on design / size – ongoing.
- Additional adjustments to trees / landscaping plan will be needed once final DSWS plan received.

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

2024

2025

2026

2027

Task Name	Calendar Days	Start	End	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26	Jul 26	Aug 26	Sep 26	Oct 26	Nov 26	Dec 26	Jan 27	Feb 27	Mar 27
Project Management	1191	1-Feb-22	7-May-25																																
Notice to Proceed	1	1-Feb-22	1-Feb-22																																
Progress Reports	1191	1-Feb-22	7-May-25																																
Invoices/Payment Requisitions	1191	1-Feb-22	7-May-25																																
Utility Coordination	1184	8-Feb-22	7-May-25																																
Deliverable - Utility Conflict Matrix		7-May-25	7-May-25																																
Environmental Documentation	1184	8-Feb-22	7-May-25																																
Environmental Analysis	224	1-Feb-22	13-Sep-22																																
TxDOT Environmental Clearance	843	15-Jan-23	7-May-25																																
Deliverable - Environmental Constraints Report		13-Sep-22	13-Sep-22																																
Deliverable - Categorical Exclusion		7-May-25	7-May-25																																
Public Outreach	176	11-Oct-22	5-Apr-23																																
Right-of-Way and Surveying	1131	2-Apr-22	7-May-25																																
Geotechnical Engineering and Pavement Design	60	15-Jan-23	16-Mar-23																																
30% PS&E	224	1-Feb-22	13-Sep-22																																
60% PS&E	437	25-Oct-22	5-Jan-24																																
Planning Activities (TxDOT TA Pedestrian)	319	18-Dec-23	1-Nov-24																																
Utility Coordination & Relocations	478	15-Jan-24	7-May-25																																
ROW Acquisition / Easement Acquisition	478	15-Jan-24	7-May-25																																
90% PS&E	413	15-Jan-24	3-Mar-25																																
TxDOT Review of 60% Design	60	15-Jan-24	14-Mar-24																																
Draft 90% Design	382	15-Jan-24	31-Jan-25																																
City and TxDOT Review of 90% Design	30	1-Feb-25	2-Mar-25																																
90% Design Review Meeting	1	3-Mar-25	3-Mar-25																																
Deliverable - 90% Design Plans, Specifications, and Estimates		31-Jan-25	31-Jan-25																																
100% PS&E / RTL PS&E	64	4-Mar-25	7-May-25																																
Prepare Final 100% Design	30	4-Mar-25	2-Apr-25																																
City/TxDOT Review of 100% Design	21	2-Apr-25	22-Apr-25																																
90% Design Review Meeting	1	23-Apr-25	23-Apr-25																																
Address City/TxDOT comments on 100% Design	14	24-Apr-25	7-May-25																																
Deliverable - 100% Design Plans, Specifications, and Estimates		7-May-25	7-May-25																																
Ready to Let	100	7-May-25	15-Aug-25																																
Let	1	15-Aug-25	15-Aug-25																																
Bid Phase Services	42	7-May-25	18-Jun-25																																
Prepare Bid Package	14	7-May-25	20-May-25																																
Bid Phase Services	30	20-May-25	18-Jun-25																																
Deliverable - Bid Package		21-May-25	20-May-25																																
Construction	500	13-Oct-25	25-Feb-27																																
Preconstruction Meeting	1	13-Oct-25	13-Oct-25																																
Roadway Construction	501	13-Oct-25	25-Feb-27																																

RISK ITEMS
KEY DATES

City of Dripping Springs Capital Projects

Project	Cost Estimate	Expenditure Date	NOTES / Data Source / Date	Funding Sources										Funding Needed
				Hays POSAC	TXDOT TASA	Landscape Fund	Landscape Fund2	HOT Tax	City Budget	TIRZ Budget	COO Bonds	Fee Offset	Total Funded	
TIRZ Priority Projects														
Old Fitzhugh Rd	8,392,800	May '25 "Ready to Let"	OFR 60% PSE's / HDR / 12/23	1,400,000	1,533,164	-	-	500,000	-	-	-	-	3,433,164	4,959,636
Stephenson Building	3,559,053	Jan '25 "Ready to Bid"	100% CD's Cost Estimate / 6/3/24	-	-	-	-	-	-	-	-	-	-	3,559,053
Downtown Restrooms	300,000	Fall '24 "Construction"	ROMTEC / "Design-Provide-Install Max" Cost Proposal / 6-10-24	-	-	-	-	-	200,000	100,000	-	-	300,000	-
Dripping Springs Community Library	5,167,000	Fall '25 "Construction"	DSCL DD / Cost Estimates / 4/22/24	-	-	-	-	-	-	-	-	-	-	5,167,000
Downtown Parking Lot	1,136,110	Jan '25 "Ready to Bid"	TIRZ PM Est'd / Cost Estimate Pending PSE's Completion / 7/24	-	-	-	-	-	-	-	-	-	-	1,136,110
Stephenson Way Site & Pedestrian	150,000	Fall '24 "Construction"	TIRZ PM Est'd / Cost Estimate Pending PSE's Completion / TBD	-	-	-	-	-	-	-	-	-	-	150,000
Civic Center / City Hall Site	12,000,000	TBD		-	-	-	-	-	-	-	-	-	-	12,000,000
Creek Road Project	10,000,000	TBD	TIRZ Project Plan Update / 10/18/22	-	-	-	-	-	-	-	-	-	-	10,000,000
Downtown Drainage & Sidewalks MP	2,500,000	TBD	"Wallace St" Estimate Portion / TIRZ Project Plan Update / 10/18/22	-	-	-	-	-	-	-	-	-	-	2,500,000
TIRZ Total	43,204,963			1,400,000	1,533,164	-	-	500,000	200,000	100,000	-	-	3,733,164	39,471,799
City Projects														
City Hall Remodel	800,000	FY 2025		-	-	-	-	-	800,000	-	-	-	800,000	-
Maintenance Facility	437,805	FY 2025		-	-	-	-	-	-	-	80,000	-	80,000	357,805
Sports & Rec Park Lighting	2,600,000			-	-	-	-	500,000	-	-	-	-	500,000	2,100,000
Rathgeber Design	695,150			-	-	-	-	-	-	-	-	-	-	695,150
Rathgeber Construction	16,030,472	TBD		3,550,000	-	-	-	-	-	-	-	-	3,550,000	12,480,472
5-Year Road Improvements	3,000,000			-	-	-	-	-	-	-	-	-	-	3,000,000
RR 12 @ Village Grove Pkwy	2,315,169			-	-	-	-	-	-	-	-	800,000	800,000	1,515,169
DSRP Path to Pond	140,000		Repair of the path to the pond at the front of the park, which is regularly washed out.	-	-	-	-	-	-	-	-	-	-	140,000
DSRP Playground Sidewalks	70,000		Installation of sidewalks around the playground (included path across drainage channel.	-	-	-	-	-	-	-	-	-	-	70,000
Outdoor Arena	150,000	FY 2025	Provides an additional arena area	-	-	-	-	-	-	-	-	-	-	150,000
Outdoor Arena Covering	1,050,000	FY 2026+	Provided covering & utilities for additional arena	-	-	-	-	-	-	-	-	-	-	1,050,000
Park Signage	275,000	FY 2026+	Remaining Park entry and wayfinding signage	-	-	-	-	-	-	-	-	-	-	275,000
Founders Pool Heater	50,000		Converts pool heater from propane to natural gas	-	-	-	-	-	-	-	-	-	-	50,000
City Total	27,613,596			3,550,000	-	-	-	500,000	800,000	-	80,000	800,000	5,730,000	21,883,596
	70,818,559	-	-	4,950,000	1,533,164	-	-	1,000,000	1,000,000	100,000	80,000	800,000	9,463,164	61,355,395