



TIRZ No. 1 & No. 2 Board Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Monday, September 14, 2026, at 4:00 PM

AGENDA

CALL TO ORDER AND ROLL CALL

Board Members

Place 1 Ryan Thomas, Chair

Place 3 Taline Manassian, Vice Chair

Place 2 Jessie Milner

Place 4 Brock Johns

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 Aniz Alani

Assistant City Attorney Laura Mueller

City Secretary Diana Boone

City Engineer Chad Gilpin

TIRZ Project Manager Keenan Smith, AIA

TIRZ Administrator Andrea Barnes

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. Consider approval of the June 8, 2026 TIRZ No.1 & No.2 Board regular meeting minutes.**
- 2. Consider approval of the August 10, 2026 TIRZ No.1 & No.2 Board regular meeting minutes.**

BUSINESS AGENDA

- 3. Update regarding TIRZ Priority Project - Stephenson School Building and Parking Lot Project. *Keenan Smith, TIRZ Project Manager***
 - a. Overall Project Schedule
 - b. Marketing, Branding, Rates, and Programming
- 4. Update regarding TIRZ Priority Project - Old Fitzhugh Road Improvement Project. *Keenan Smith, TIRZ Project Manager and Chad Gilpin, City Engineer***
 - a. TxDOT Bid Concurrence
 - b. Project Manager
- 5. Discussion and possible action on a recommendation on HDR PSA Amendment No. 4, for Old Fitzhugh Road, supplemental Construction Administration and Construction Engineering Support Services. *Keenan Smith, TIRZ Project Manager***
- 6. Update regarding TIRZ Priority Project - Mercer Street Paseo Project. *Keenan Smith, TIRZ Project Manager and Chad Gilpin, City Engineer***
 - a. Plan for Remainder of Improvements

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), 551.0761 (Deliberation Regarding Critical Infrastructure Facility), 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.

UPCOMING MEETINGS

TIRZ No. 1 & No. 2 Board Meetings

September 14, 2026 at 4:00 p.m.

October 5, 2026 at 4:00 p.m.

November 9, 2026 at 4:00 p.m.

December 14, 2026 at 4:00 p.m.

City Council Meetings

September 15, 2026 at 5:30 p.m.

September 22, 2026 at 5:30 p.m.

October 6, 2026 at 6:00 p.m.

October 20, 2026 at 6:00 p.m.

November 3, 2026 at 6:00 p.m.

November 17, 2026 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 September 8, 2026 at 4:15 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 Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Monday, June 08, 2026, at 4:00 PM

MINUTES

With a quorum of board members present, Vice Chair Manassian called the meeting to order at 4:00 p.m.

CALL TO ORDER AND ROLL CALL

Board Members Present

Place 3 Taline Manassian, Vice Chair
 Place 2 Jessy Milner
 Place 4 Brock Johns
 Place 6 Susan Kimball
 Place 7 Walt Smith

Board Members Absent

Place 1 Ryan Thomas, Chair
 Place 5 Missy Atwood
 Advisory Member Bob Richardson

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer
 Deputy City Administrator Shawn Cox
 City Secretary Diana Boone
 City Engineer Chad Gilpin
 Paralegal Operations Specialist Elliana Chon
 City Inspector Michael Tomasz
 Project Manager Garrett Osborne
 TIRZ Project Manager Keenan Smith, AIA
 TIRZ Administrator Andrea Barnes

PRESENTATION OF CITIZENS

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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.

Pat Fox owner of Short Mama's Bistro spoke concerning the need for improvements to the downtown area, including the addition of sidewalks and street lights, particularly along Wallace Street.

PRESENTATIONS

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

1. **Introduction and administration of Oath of Office and Statement of Officer for new board member Brock Johns.**

After an introduction by Vice Chair Manassian, new board member Brock Johns was sworn in by City Secretary Diana Boone.

MINUTES

2. **Consider approval of the May 11, 2026 TIRZ No. 1 & No. 2 regular meeting minutes.**

A motion was made by Board Member Kimball and seconded by Board Member Smith, to approve the May 11, 2026 minutes as submitted. The motion carried unanimously 5 to 0.

BUSINESS AGENDA

3. **TIRZ Administrator's Quarterly Report.** *Presenter: Andrea Barnes, P3 Works*

A motion was made by Board Member Smith and seconded by Board Member Kimball, to adopt the quarterly report with revisions to the footnote on Table 12:TIRZ No.1-TIRZ Revenues.

Revisions made to the referenced footnote:

[c] Beginning in FY 2023, TIRZ I was expanded to include additional properties, which caused the base value for property in the City to increase from \$37,912,603 to \$70,382,980. Included in the expansion were Anarene/Double L properties outside of the City, which caused those valuations in the County (only) to increase from \$37,912,603 to \$71,930,830.

4. **Update regarding TIRZ Priority Project - Stephenson School Building and Parking Lot Project.** *Keenan Smith, TIRZ Project Manager and Garrett Osborne, Project Manager.*

An update was presented by Project Manager Keenan Smith concerning the Stephenson Building & Parking Lot Project. The report is on file.

No action was taken.

5. **Update regarding TIRZ Priority Project - Old Fitzhugh Road Improvement Project.** *Keenan Smith, TIRZ Project Manager, Chad Gilpin, City Engineer, and Garrett Osborne, Project Manager.*

- a. Bid Package Update
- b. Temporary Construction Easements

An update was presented by Project Manager Keenan Smith concerning the Old Fitzhugh Road Improvement Project. The report is on file.

No action was taken.

6. **Update regarding TIRZ Priority Project - Mercer Street Paseo Project.** *Keenan Smith, TIRZ Project Manager and Chad Gilpin, City Engineer.*

- a. Plans, Specifications, and Estimate Package Update
- b. Stakeholder Easements and Agreements Update

An update was presented by City Engineer Chad Gilpin concerning the Mercer Street Paseo Project. The report is on file.

No action was taken

7. **Discussion and possible action regarding the TIRZ No. 1 & No. 2 Board Fiscal Year 2027 budget recommendation.**

- a. Downtown Drainage, Roadway, and Sidewalk Master Plan
- b. Budget Recommendation

Action on this item was postponed.

CLOSED SESSION

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The board did not meet in Closed Session.

ADJOURN

A motion was made by Board Member Smith seconded by Board Member Kimball, to adjourn the meeting. The motion carried unanimously 5 to 0.

The meeting was adjourned at 4:48 p.m.



**City of Dripping Springs
Tax Increment Reinvestment Zone
Executive Summary (Q2 FY 2026)**

June 08, 2026



Project Participants

City of Dripping Springs

Hays County

Dripping Springs Independent School District

Dripping Springs Community Library District

This report was prepared by P3Works, LLC
based on data provided by the City of Dripping Springs.
The data provided in this report are presented
on a cash basis and are unaudited. Accordingly,
they may not conform to GAAP or meet GASB Standards.

Table 1: Total Cost Summary													
	Creation Costs		Library	Town Center	Old Fitzhugh Road	Triangle Drainage	Downtown Parking	Stephenson Building	Downtown Restrooms	Downtown Drainage, Roadway, Sidewalks		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		-		-		-		-		-		-	-
FY 2026 ^[a]		-		-		-		-		-		-	-
	\$	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		-		-	-	367,355	-	5,903	28,948	-	276,220	-	678,425
FY 2026 ^[a]		-		-	-	13,120	-	-	28,602	-	6,311	-	48,033
	\$	-	\$	-	\$	291,196	\$	1,068,019	\$	7,886	\$	140,563	\$ 1,847,745
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		-		-	-	25,147	-	404	1,982	-	18,908	-	46,441
FY 2026 ^[a]		-		-	-	-	-	-	-	-	-	-	-
	\$	-	\$	-	\$	286,555	\$	306,036	\$	5,024	\$	111,477	\$ 729,982
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		-		-	-	-	-	-	-	-	-	-	-
FY 2026 ^[a]		-		-	-	-	-	-	-	-	-	-	-
	\$	-	\$	-	\$	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		-		-	-	392,502	-	6,307	30,929	-	295,128	-	724,866
FY 2026 ^[a]		-		-	-	13,120	-	-	28,602	-	6,311	-	48,033
	\$	60,971	\$	-	\$	692,261	\$	1,374,055	\$	12,910	\$	252,040	\$ 2,753,208

Footnotes:

[a] Invoices received as of 2/28/2026

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>	-	-	-	-	-
<i>FY 2026</i> ^[a]	-	-	-	-	-
	\$ 60,971	\$ -	\$ -	\$ -	\$ 60,971

Footnotes:

[a] Invoices received as of 2/28/2026

Table 3: Library

Total

DIRECT EXPENSES

<i>FY 2017</i>	\$	-
<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>		-
<i>FY 2026</i> ^[a]		-
	\$	-

ALLOCATION OF INDIRECT EXPENSES

<i>FY 2017</i>	\$	-
<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>		-
<i>FY 2026</i> ^[a]		-
	\$	-

TOTAL EXPENSES

<i>FY 2017</i>	\$	-
<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>		-
<i>FY 2026</i> ^[a]		-
	\$	-

Footnotes:

[a] Invoices received as of 2/28/2026

Table 4: 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	-	-	-	-	-
FY 2026 ^[a]	-	-	-	-	-
	\$ 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	-	-	-	-	-
FY 2026 ^[a]	-	-	-	-	-
	\$ 95,518	\$ 95,518	\$ 95,518	\$ -	\$ 286,555
MARKET/P3 STUDY EXPENSES ^[b]					
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	-	-	-	-	-
FY 2026 ^[a]	-	-	-	-	-
	\$ 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	-	-	-	-	-
FY 2026 ^[a]	-	-	-	-	-
	\$ 231,517	\$ 192,584	\$ 192,584	\$ 75,577	\$ 692,261

Footnotes:

[a] Invoices received as of 2/28/2026

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

Table 5: Old Fitzhugh Expenditures					
	City	County	Library	DSISD	Total
Cost Participation					
Direct & Indirect	50.00%	50.00%	0.00%	0.00%	100.00%
Market/P3 Study	0.00%	0.00%	0.00%	0.00%	0.00%
DIRECT EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	42,305	42,305	-	-	84,610
FY 2019	1,225	1,225	-	-	2,450
FY 2020	1,025	1,025	-	-	2,050
FY 2021	7,509	7,509	-	-	15,018
FY 2022	52,604	52,604	-	-	105,208
FY 2023	110,395	110,395	-	-	220,791
FY 2024	128,709	128,709	-	-	257,417
FY 2025	183,677	183,677	-	-	367,355
FY 2026 ^[a]	6,560	6,560	-	-	13,120
	\$ 534,010	\$ 534,010	\$ -	\$ -	\$ 1,068,019
ALLOCATION OF INDIRECT EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	21,723	21,723	-	-	43,446
FY 2019	1,177	1,177	-	-	2,353
FY 2020	2,658	2,658	-	-	5,316
FY 2021	12,509	12,509	-	-	25,018
FY 2022	30,793	30,793	-	-	61,586
FY 2023	32,405	32,405	-	-	64,810
FY 2024	39,181	39,181	-	-	78,362
FY 2025	12,573	12,573	-	-	25,147
FY 2026 ^[a]	-	-	-	-	-
	\$ 153,018	\$ 153,018	\$ -	\$ -	\$ 306,036
MARKET/P3 STUDY EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	-	-	-	-	-
FY 2020	-	-	-	-	-
FY 2021	-	-	-	-	-
FY 2022	-	-	-	-	-
FY 2023	-	-	-	-	-
FY 2024	-	-	-	-	-
FY 2025	-	-	-	-	-
FY 2026 ^[a]	-	-	-	-	-
	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	64,028	64,028	-	-	128,056
FY 2019	2,402	2,402	-	-	4,803
FY 2020	3,683	3,683	-	-	7,366
FY 2021	20,018	20,018	-	-	40,035
FY 2022	83,397	83,397	-	-	166,794
FY 2023	142,800	142,800	-	-	285,601
FY 2024	167,889	167,889	-	-	335,779
FY 2025	196,251	196,251	-	-	392,502
FY 2026 ^[a]	6,560	6,560	-	-	13,120
	\$ 687,028	\$ 687,028	\$ -	\$ -	\$ 1,374,055

Footnotes:

[a] Invoices received as of 2/28/2026

Table 6: Triangle Expenditures					
	City	County	Library	DSISD	Total
Cost Participation					
Direct & Indirect	33.33%	66.67%	0.00%	0.00%	100.00%
Market/P3 Study	0.00%	0.00%	0.00%	0.00%	0.00%
DIRECT EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	1,902	3,804	-	-	5,706
FY 2019	727	1,453	-	-	2,180
FY 2020	-	-	-	-	-
FY 2021	-	-	-	-	-
FY 2022	-	-	-	-	-
FY 2023	-	-	-	-	-
FY 2024	-	-	-	-	-
FY 2025	-	-	-	-	-
FY 2026 ^[a]	-	-	-	-	-
	\$ 2,629	\$ 5,258	\$ -	\$ -	\$ 7,886
ALLOCATION OF INDIRECT EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	977	1,953	-	-	2,930
FY 2019	698	1,396	-	-	2,094
FY 2020	-	-	-	-	-
FY 2021	-	-	-	-	-
FY 2022	-	-	-	-	-
FY 2023	-	-	-	-	-
FY 2024	-	-	-	-	-
FY 2025	-	-	-	-	-
FY 2026 ^[a]	-	-	-	-	-
	\$ 1,675	\$ 3,349	\$ -	\$ -	\$ 5,024
MARKET/P3 STUDY EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	-	-	-	-	-
FY 2020	-	-	-	-	-
FY 2021	-	-	-	-	-
FY 2022	-	-	-	-	-
FY 2023	-	-	-	-	-
FY 2024	-	-	-	-	-
FY 2025	-	-	-	-	-
FY 2026 ^[a]	-	-	-	-	-
	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	2,879	5,758	-	-	8,636
FY 2019	1,425	2,849	-	-	4,274
FY 2020	-	-	-	-	-
FY 2021	-	-	-	-	-
FY 2022	-	-	-	-	-
FY 2023	-	-	-	-	-
FY 2024	-	-	-	-	-
FY 2025	-	-	-	-	-
FY 2026 ^[a]	-	-	-	-	-
	\$ 4,303	\$ 8,607	\$ -	\$ -	\$ 12,910

Footnotes:

[a] Invoices received as of 2/28/2026

Table 7: Downtown Parking Expenditures					
	City	County	Library	DSISD	Total
Cost Participation					
Direct & Indirect	100.00%	0.00%	0.00%	0.00%	100.00%
Market/P3 Study	0.00%	0.00%	0.00%	0.00%	0.00%
DIRECT EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	18,182	-	-	-	18,182
FY 2020	11,678	-	-	-	11,678
FY 2021	23,095	-	-	-	23,095
FY 2022	-	-	-	-	-
FY 2023	1,667	-	-	-	1,667
FY 2024	80,039	-	-	-	80,039
FY 2025	5,903	-	-	-	5,903
FY 2026 ^[a]	-	-	-	-	-
	\$ 140,563	\$ -	\$ -	\$ -	\$ 140,563
ALLOCATION OF INDIRECT EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	17,463	-	-	-	17,463
FY 2020	30,281	-	-	-	30,281
FY 2021	38,474	-	-	-	38,474
FY 2022	-	-	-	-	-
FY 2023	489	-	-	-	489
FY 2024	24,365	-	-	-	24,365
FY 2025	404	-	-	-	404
FY 2026 ^[a]	-	-	-	-	-
	\$ 111,477	\$ -	\$ -	\$ -	\$ 111,477
MARKET/P3 STUDY EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	-	-	-	-	-
FY 2020	-	-	-	-	-
FY 2021	-	-	-	-	-
FY 2022	-	-	-	-	-
FY 2023	-	-	-	-	-
FY 2024	-	-	-	-	-
FY 2025	-	-	-	-	-
FY 2026 ^[a]	-	-	-	-	-
	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	35,645	-	-	-	35,645
FY 2020	41,960	-	-	-	41,960
FY 2021	61,569	-	-	-	61,569
FY 2022	-	-	-	-	-
FY 2023	2,156	-	-	-	2,156
FY 2024	104,404	-	-	-	104,404
FY 2025	6,307	-	-	-	6,307
FY 2026 ^[a]	-	-	-	-	-
	\$ 252,040	\$ -	\$ -	\$ -	\$ 252,040

Footnotes:

[a] Invoices received as of 2/28/2026

Table 8: Stephenson Building Expenditures**Total****DIRECT EXPENSES**

<i>FY 2017</i>	\$	-
<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>		28,948
<i>FY 2026</i> ^[a]		28,602
	\$	57,550

ALLOCATION OF INDIRECT EXPENSES

<i>FY 2017</i>	\$	-
<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>		1,982
<i>FY 2026</i> ^[a]		-
	\$	1,982

TOTAL EXPENSES

<i>FY 2017</i>	\$	-
<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>		30,929
<i>FY 2026</i> ^[a]		28,602
	\$	59,531

Footnotes:

[a] Invoices received as of 2/28/2026

Table 9: Downtown Restrooms Expenditures

	Transfer to General	Total ^[c]
DIRECT EXPENSES		
FY 2017	\$ -	\$ -
FY 2018	-	-
FY 2019	-	-
FY 2020	-	-
FY 2021	-	-
FY 2022	-	-
FY 2023	-	-
FY 2024	-	-
FY 2025 ^[b]	100,000	-
FY 2026 ^[a]	-	-
	\$ 100,000	\$ -
ALLOCATION OF INDIRECT EXPENSES		
FY 2017	\$ -	\$ -
FY 2018	-	-
FY 2019	-	-
FY 2020	-	-
FY 2021	-	-
FY 2022	-	-
FY 2023	-	-
FY 2024	-	-
FY 2025 ^[b]	-	-
FY 2026 ^[a]	-	-
	\$ -	\$ -
TOTAL EXPENSES		
FY 2017	\$ -	\$ -
FY 2018	-	-
FY 2019	-	-
FY 2020	-	-
FY 2021	-	-
FY 2022	-	-
FY 2023	-	-
FY 2024	-	-
FY 2025 ^[b]	100,000	-
FY 2026 ^[a]	-	-
	\$ 100,000	\$ -

Footnotes:

[a] Invoices received as of 2/28/2026

[b] Project Completed in FY 2025

[c] Total doesn't include Transfer to General

**Table 10: Downtown Drainage, Roadway,
Sidewalks Expenditures**

Total

DIRECT EXPENSES

<i>FY 2017</i>	\$	-
<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>		276,220
<i>FY 2026</i> ^[a]		6,311
	\$	282,531

ALLOCATION OF INDIRECT EXPENSES

<i>FY 2017</i>	\$	-
<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>		18,908
<i>FY 2026</i> ^[a]		-
	\$	18,908

TOTAL EXPENSES

<i>FY 2017</i>	\$	-
<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>		295,128
<i>FY 2026</i> ^[a]		6,311
	\$	301,439

Footnotes:

[a] Invoices received as of 2/28/2026

Table 11: 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	\$ 32,086	\$ 14,356	\$ -	\$ -	\$ 46,441	
FY 2026 ^[a]	\$ 20,096	\$ 7,502	\$ -	\$ -	\$ 27,598	
Total	\$ 501,442	\$ 242,290	\$ 6,680	\$ 7,168	\$ 757,580	

Footnotes:

[a] Invoices received as of 2/28/2026

Table 12: TIRZ No. 1 - TIRZ Revenues											
Year	Total TIRZ Assessed Value ^[a]	Anarene/Double LL Assessed Value ^[a]	In City Only TIRZ Assessed Value ^[a]	Total Incremental Value %	In City Incremental Value %	Total City Collections	TIRZ City Revenue	TIRZ County Revenue - Anarene/Double LL	TIRZ County Revenue - In City	Total	
FY 2017	\$ 37,912,603	\$ -	\$ 37,912,603	0.00%	0.00%	\$ 63,687	\$ -	\$ -	\$ -	\$ -	
FY 2018	\$ 48,892,539	\$ -	\$ 48,892,539	22.46%	22.46%	\$ 88,769	\$ 15,475	\$ -	\$ 24,430	\$ 39,906	
FY 2019	\$ 83,566,560	\$ -	\$ 83,566,560	54.63%	54.63%	\$ 157,718	\$ 37,923	\$ -	\$ 99,001	\$ 136,924	
FY 2020	\$ 107,588,343	\$ -	\$ 107,588,343	64.76%	64.76%	\$ 196,760	\$ 65,688	\$ -	\$ 147,608	\$ 213,296	
FY 2021	\$ 129,011,979	\$ -	\$ 129,011,979	70.61%	70.61%	\$ 244,931	\$ 86,477	\$ -	\$ 191,855	\$ 278,332	
FY 2022	\$ 137,163,217	\$ -	\$ 137,163,217	72.36%	72.36%	\$ 260,610	\$ 94,288	\$ -	\$ 191,901	\$ 286,189	
FY 2023 [c]	\$ 208,940,580	\$ 1,547,850	\$ 207,392,730	65.57%	66.06%	\$ 371,414	\$ 121,775	\$ -	\$ 214,030	\$ 335,805	
FY 2024	\$ 247,801,926	\$ 1,660,092	\$ 246,141,834	70.97%	71.41%	\$ 425,378	\$ 150,951	\$ 86	\$ 270,229	\$ 421,266	
FY 2025	\$ 284,972,192	\$ 2,228,550	\$ 282,743,642	74.76%	75.11%	\$ 509,607	\$ 190,488	\$ 596	\$ 371,631	\$ 562,714	
							\$ 763,064	\$ 682	\$ 1,510,686	\$ 2,274,432	

Footnotes:

[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 in the Anarene/Double LL development.

[c] Beginning in FY 2023, TIRZ 1 was expanded to include the Anarene/Double LL properties which caused the Base Value for property within the City to increase from \$37,912,603 to \$70,382,980 and the Base Value for property within or outside the City to increase from \$37,912,603 to \$71,930,830.

Year	Total TIRZ Taxable Value ^[a]	Anarene/Double LL Taxable Value ^[a]	In City Only TIRZ Taxable Value ^[a]	Total Incremental Value %	In City Incremental Value %	Total City Collections	TIRZ City Revenue	TIRZ County Revenue - Anarene/Double LL	TIRZ County Revenue- In City	Total
FY 2017	\$ 37,912,603	\$ -	\$ 37,912,603	0.00%	0.00%	\$ 63,687	\$ -	\$ -	\$ -	\$ -
FY 2018	\$ 48,892,539	\$ -	\$ 48,892,539	22.46%	22.46%	\$ 88,769	\$ 15,475	\$ -	\$ 24,430	\$ 39,906
FY 2019	\$ 83,566,560	\$ -	\$ 83,566,560	54.63%	54.63%	\$ 157,718	\$ 37,923	\$ -	\$ 99,001	\$ 136,924
FY 2020	\$ 107,588,343	\$ -	\$ 107,588,343	64.76%	64.76%	\$ 196,760	\$ 65,688	\$ -	\$ 147,608	\$ 213,296
FY 2021	\$ 129,011,979	\$ -	\$ 129,011,979	70.61%	70.61%	\$ 244,931	\$ 86,477	\$ -	\$ 191,855	\$ 278,332
FY 2022	\$ 137,163,217	\$ -	\$ 137,163,217	72.36%	72.36%	\$ 260,610	\$ 94,288	\$ -	\$ 191,901	\$ 286,189
FY 2023 [c]	\$ 208,940,580	\$ 1,547,850	\$ 207,392,730	65.57%	66.06%	\$ 371,414	\$ 121,775	\$ -	\$ 214,030	\$ 335,805
FY 2024	\$ 247,801,926	\$ 1,660,092	\$ 246,141,834	70.97%	71.41%	\$ 425,378	\$ 150,951	\$ 86	\$ 270,229	\$ 421,266
FY 2025	\$ 284,972,192	\$ 2,228,550	\$ 282,743,642	74.76%	75.11%	\$ 509,607	\$ 190,488	\$ 596	\$ 371,631	\$ 562,714
FY 2026	\$ 278,556,002	\$ 2,258,344	\$ 276,297,658	74.18%	74.53%	\$ 629,315	\$ 233,404	\$ 711	\$ 411,726	\$ 645,841
							\$ 996,469	\$ 1,392	\$ 1,922,412	\$ 2,920,273

Footnotes:

[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 in the Anarene/Double LL development.

[c] Beginning in FY 2023, TIRZ I was expanded to include additional properties, which caused the base value for property in the City to increase from \$37,912,603 to \$70,382,980. Included in the expansion were Anarene/Double L properties outside of the City, which caused those valuations in the County (only) to increase from \$37,912,603 to \$71,930,830.

Table 13: TIRZ No. 2 - TIRZ Revenues						
Year	Assessed Value [a]	Incremental Value %	Total City Collections [b]	TIRZ City Revenue	TIRZ County Revenue	Total
FY 2017	\$ 5,836,710	0.00%	\$ 20,858	\$ -	\$ -	\$ -
FY 2018	\$ 12,307,670	52.58%	\$ 22,745	\$ 4,345	\$ 14,398	\$ 18,743
FY 2019	\$ 28,732,478	79.69%	\$ 56,263	\$ 23,553	\$ 49,649	\$ 73,203
FY 2020	\$ 48,439,951	87.95%	\$ 91,643	\$ 40,473	\$ 90,255	\$ 130,728
FY 2021	\$ 72,915,989	92.00%	\$ 138,504	\$ 63,709	\$ 141,269	\$ 204,978
FY 2022	\$ 126,120,850	95.37%	\$ 239,630	\$ 114,270	\$ 232,569	\$ 346,839
FY 2023	\$ 278,803,689	97.91%	\$ 495,713	\$ 242,668	\$ 426,511	\$ 669,179
FY 2024	\$ 407,601,856	98.57%	\$ 700,260	\$ 345,116	\$ 617,714	\$ 962,830
FY 2025	\$ 412,755,994	98.59%	\$ 740,484	\$ 365,007	\$ 712,109	\$ 1,077,115
				\$ 1,199,140	\$ 2,284,474	\$ 3,483,615

Footnotes:

[a] Assessed Value per Hays Central Appraisal District.

Table 14: Total Cash Position

TIRZ NO. 1 CUMULATIVE REVENUES ^[a]	\$ 2,274,432
TIRZ NO. 2 CUMULATIVE REVENUES ^[a]	\$ 3,483,615
TOTAL TIRZ CUMULATIVE REVENUES ^[a]	\$ 5,758,046
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	\$ (1,734,870)
	\$ (2,753,208)
TOTAL REMAINING TIRZ REVENUE	\$ 3,004,838

Footnotes:

[a] Revenues received through FY 2025.

Table 15 - Reimbursements by Entity				
	Contribution Amount		Reimbursed to Date	Amount to be Reimbursed
Total	\$ 1,018,338	\$	1,018,338	\$ -
<i>City</i>	<i>\$ 482,631</i>	<i>\$</i>	<i>482,631</i>	<i>\$ -</i>
<i>County</i>	<i>\$ 290,000</i>	<i>\$</i>	<i>290,000</i>	<i>\$ -</i>
<i>Library</i>	<i>\$ 174,450</i>	<i>\$</i>	<i>174,450</i>	<i>\$ -</i>
<i>DSISD</i>	<i>\$ 71,257</i>	<i>\$</i>	<i>71,257</i>	<i>\$ -</i>

Table 16 - FY 2026 Estimated Ending Cash Balance

AVAILABLE CASH (INCLUDES FY25 TIRZ REVENUE)	\$	3,004,838
LESS: FY 2026 AMENDED BUDGET	\$	1,576,350
PLUS: FY 2026 BUDGET SPENT TO DATE	\$	48,033
REMAINING FY 2026 BUDGET	\$	1,624,384
ESTIMATED TOTAL CASH POSITION AT END OF FY 2026 (EXCLUDING FY2026 TIRZ REVENUE)	\$	4,629,222
TIRZ NO. 1 REVENUE FOR FY 2026 (NOT YET RECEIVED)	\$	-
TIRZ NO. 2 REVENUE FOR FY 2026 (NOT YET RECEIVED)	\$	-
	\$	-
ESTIMATED TOTAL CASH POSITION AT END OF FY 2026 (INCLUDING FY 2026 TIRZ REVENUE)	\$	4,629,222

USES OF FUNDS AVAILABLE AT END OF FY 2026		
Balance Forward	\$	4,629,222
FY 2026 Adopted Budget	\$	1,576,350
	\$	3,052,871
Less: Fund Balance Reserve Requirement ^[a]	\$	(338,621)
Projected Cash Balance ^[b]	\$	2,714,250

Footnotes:

[a] Equal to one times the debt service requirement.

[b] Doesn't include anticipated FY 2026 revenues not yet received.



TIRZ No. 1 & No. 2 Board Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Monday, August 10, 2026, at 4:00 PM

DRAFT MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of Board Member Present, Chair Thomas called the meeting to order at 4:01 p.m.

Board Members

Place 1 Ryan Thomas, Chair
 Place 3 Taline Manassian, Vice Chair
 Place 2 Jessy Milner
 Place 4 Brock Johns
 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
 Assistant City Attorney Laura Mueller
 City Secretary Diana Boone
 City Engineer Chad Gilpin
 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.

No one spoke during Presentation of Citizens.

MINUTES

1. **Consider approval of the June 8, 2026 TIRZ No.1 & No.2 Board regular meeting minutes.**

This item was postponed.

2. **Consider approval of the July 13, 2026 TIRZ No.1 & No.2 Board regular meeting minutes.**

A motion was made by Vice Chair Manassian and seconded by Board Member Kimball, to approve the July 13, 2026 meeting minutes. The motion carried unanimously 7 to 0.

BUSINESS AGENDA

3. **Update regarding TIRZ Priority Project - Stephenson School Building and Parking Lot Project.** *Keenan Smith, TIRZ Project Manager*

This item is for informational purposes only. No action was taken.

4. **Update regarding TIRZ Priority Project - Old Fitzhugh Road Improvement Project.** *Keenan Smith, TIRZ Project Manager*

- a. TxDOT Bid Concurrence
- b. HDR Task Order for Construction Administration, Construction Engineering & Inspection support, and local government coordination support
- c. Project Manager

This item is for informational purposes only. No action was taken.

5. **Update regarding TIRZ Priority Project - Mercer Street Paseo Project.** *Keenan Smith, TIRZ Project Manager*

- a. Easement Transaction Agreement
- b. QA Construction Services, Inc. Stephenson Building & Downtown Parking Lot Project Change Order
- c. Plan for Remainder of Improvements

This item is for informational purposes only. No action was taken.

6. **Discussion and possible action regarding the TIRZ No.1 & No.2 Board Fiscal Year 2027 budget recommendation.** *Shawn Cox, Deputy City Administrator*

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), 551.0761 (Deliberation Regarding Critical Infrastructure Facility), 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.

ADJOURN

A motion was made by Vice Chair Manassian and seconded by Board Member Smith, to adjourn the meeting. The motion carried 7 to 0.

The meeting was adjourned at 5:55 p.m.

ID	Task Name	Duration	Start	Finish	Aug 3, '25 T F S Sep 7, '25 S M Oct 12, '25 T W T Nov 16, '25 F S Dec 21, '25 S M Jan 25, '26 T W Item 3.													
80	QA Pre-Punchlist	1 wk	Wed 10/14/26	Tue 10/20/26														
81	Final Clean	3 days	Fri 10/16/26	Tue 10/20/26														
82	Substantial Completion	0 days	Tue 10/20/26	Tue 10/20/26														
83	Owner Punchlist	4 wks	Wed 10/21/26	Tue 11/17/26														
84	Closeout Documents	45 days	Wed 10/21/26	Tue 12/22/26														
85	Project Closed	1 day	Wed 1/20/27	Wed 1/20/27														



Project: Dripping Springs Stephen
Date: Tue 8/11/26

Task

Split

Milestone

Summary

Project Summary

External Tasks

External Milestone

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

Deadline

Progress

EXHIBIT A

ADDITIONAL ENGINEERING SEVRICES TO BE PROVIDED BY THE ENGINEER

For Roadway Improvements on Old Fitzhugh Road

Dripping Springs, Texas

The scope of services will consist of Construction Administration (CA), Construction Engineering & Inspection (CEI) support, and local government coordination support. We understand that OWNER will lead CEI services and engage a materials testing lab separately. The items below summarize the scope of CEI services that we will provide:

Project Management

Provide project management throughout construction phase, including:

- Develop monthly invoices and progress reports.
- Perform quality control reviews and documentation of ENGINEER deliverables.

Construction Administration

Provide pre-construction engineering and construction administration services to include:

- Review of contractor submittals for compliance with contract documents. This includes submittal reviews outside of the twenty (20) submittals scoped in the current project.
- Interpret plans and specifications and coordinate the response to Contractor's Requests for Information (RFI) with the Engineer of Record (EOR). This includes reviews outside of the ten (10) RFIs scoped in the current project.
- Review of proposed construction plan including project schedules.
- Review of contractor's submittals and materials testing methods and test results as requested by OWNER.
- Attend construction progress meetings. Biweekly meetings are assumed with 50% in-person and 50% virtual meetings.
- Prepare technical information for change orders as required, including reviewing pricing and quantities in change order and negotiation of change order requests as required to obtain change order pricing acceptable to the OWNER.
- OWNER will serve as primary contact for TxDOT. Support OWNER in determining necessary documentation for TxDOT LGPP requirements.

Construction, Engineering and Inspection

OWNER will provide CEI for the project. ENGINEER will provide CEI support as follows:

- Support OWNER in on-site construction inspection during the construction in order to monitor the progress and quality of the work completed by the Contractor. A maximum of 2 hours per month are assumed.
- Support OWNER in interpreting construction documents.

Materials Sampling and Testing

Materials testing will be provided by an independent testing lab. OWNER will coordinate with the testing lab.

Project Acceptance and Close-Out

- Jointly perform substantial completion and final completion inspections walkthrough with the OWNER, TxDOT and the Contractor. Compile and distribute punch list requiring corrections.
- Compile the final as-built drawings in coordination with the Contractor. Provide copies to the OWNER and TxDOT.

Key Assumptions

- OWNER will perform CEI and materials testing services. ENGINEER will provide support to OWNER.
- Review of the Contractor's submittals, such as Shop Drawings, Product Data and samples, is only for conformance with the design concept of the project and compliance with the information given in the Contract Document. Such reviews shall not extend to means, methods, techniques, sequences, or procedures of construction or to safety precautions and programs incident thereto. The review of a specific item shall not indicate review of an assembly of which the item is a component.
- Questions or requests for information shall be submitted in written form as RFIs. The ENGINEER will respond to RFIs in writing.
- Preparation of as-built drawings are included in the original Old Fitzhugh Road contract.

OWNER's Responsibilities

The OWNER will furnish or assist the ENGINEER in obtaining the following items and services:

- Designation of an authorized representative for coordination of the project with the ENGINEER.
- Ongoing guidance, timely reviews and decisions necessary to provide the services required by this contract.

Periods of Service

The associated fee outlined in this scope are based on a construction period of 23 months starting with Contractor's Notice to Proceed.

Addendum 4 - Old Fitzhugh Road, Dripping Springs, TX

CA / Limited CEI Staff Aug Fee Schedule

Fee estimate is based on providing the services of the personnel shown below at the hours indicated.
Fee estimate is based on preliminary construction schedule of 23 months of duration.
Hours per month are estimated and staff augmentation need may vary by month throughout the contract duration.

		Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Month 13	Month 14	Month 15	Month 16	Month 17	Month 18	Month 19	Month 20	Month 21	Month 22	Month 23		
		Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Total Hours Worked	Labor Costs
JOB CLASSIFICATION	2028 RATE	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Total Hours Worked	Labor Costs
Project Principal (LGP support)	\$ 380.00			2																				2	4	\$ 1,520.00
Sr. Project Manager (LGP/Engr meetings/PM)	\$ 350.00			6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	136.5	\$ 47,775.00
Project Manager (LGP/Engr meetings/PM)	\$ 320.00			2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	42	\$ 13,440.00
Sr. Project Engineer (SME support)	\$ 325.00			3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	63	\$ 20,475.00
Sr. Utility Coordinator (SME support)	\$ 210.00				.																				0	\$ -
Electrical Designer (SME support)	\$ 185.00																								0	\$ -
Project Engineer	\$ 190.00																								0	\$ -
EIT (SME support)	\$ 155.00			8	8	8	8	6	2	2	2	2	2	2	2	2	2	2	2	2	2	4	4	4	76	\$ 11,780.00
Sr. CADD Technician	\$ 180.00																								0	\$ -
CADD Technician	\$ 145.00																								0	\$ -
Senior Inspector	\$ 168.00			16	4	4	4																		28	\$ 4,704.00
Inspector II/III	\$ 130.00																								0	\$ -
Records Keeper	\$ 130.00																								0	\$ -
Admin/Account	\$ 140.00			2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	4	4	46	\$ 6,440.00
Quality Auditor	\$ 170.00			2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	25	\$ 4,250.00
																								Total	\$ 110,384.00	
Other Direct Expenses																										
Vehicle		\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200																			\$ 1,200.00
Mileage	\$ 0.73																								1,104	\$ 800.40
																								Total	\$ 2,000.40	
																										\$ -
																								TOTAL	\$ 112,384.40	

PROFESSIONAL SERVICES AGREEMENT

Amendment No. 4

This Agreement, made and entered into this _____ by and between the **City of Dripping Springs**, Texas (hereinafter referred to as the “City”) and **HDR Engineering**, (hereinafter referred to as “Contractor”), is understood and agreed to be as set forth herein and is an amendment to the Agreement:

WHEREAS, the City and the Contractors entered into Professional Services Agreement for engineering services related to the Tax Increment Reinvestment Zones on January 2022; and

WHEREAS, tasks have changed including the need for project management tasks based on city staffing changes; and

WHEREAS, the Parties desire to add new tasks.

1. Description of Services. The City and the Contractor agree to the following:

- (a) Contractor shall deliver reports to City Hall via mail, in person, or other electronic means as appropriate.
- (b) Contract shall attend meetings of City Council, TIRZ Board, and related committee meetings as needed to update City on services.
- (c) Contractor shall conduct business in good faith displaying professionalism and a courteous manner in dealings with the staff, vendors, citizens, and customers of the City.
- (d) Contractor will report to the City Administrator, verbally or in writing, any conflicts between Contractor and any citizen, customer, or vendor in the course of performing said duties and responsibilities.
- (e) Contractor shall maintain complete and accurate records of work performed for the City. Contractor shall manage both public and confidential records that Contractor obtains pursuant to this Agreement with the understanding that some records may be subject to state open records laws. Contractor shall comply with the City’s public information policies and state law.

2. Scope of Work.

Project management and related services as shown in Exhibit “A”. Additional services may be agreed to in writing by both parties and billed at a negotiated rate as listed in the Professional Services Agreement for Engineering Services entered into on or around January 2022 and Professional Services Agreement for Engineering Services Amendments approved the City. Schedule to be set by the Scope of Work in Exhibit “A”.

3. Payment for Services

The City will pay the Contractor for the performance of this Amendment in current funds, not to exceed \$112,384.40. Invoices shall be sent each month and will be paid within 30 days of City's receipt and approval of each invoice. Payment shall be made in current funds to the address specified by the Contractor in the invoice, provided the services invoiced have been satisfactorily completed. If additional work is needed, payments in excess of the Cap must be approved by the City in writing.

4. Sales Tax Exemption

The City is exempt from payment of sales, use, rental and certain excise taxes in accordance with Chapter 151 of the Texas Tax Code. Contractor acknowledges and agrees that no such tax shall be included in any invoice or request for payment. City shall cooperate with the Contractor in providing any necessary documentation to evidence the City's tax-exempt status, including providing a completed Texas Sales and Use Tax Exemption Certification form upon request.

5. Invoice Rejection and Correction

The City reserves the right to reject any invoice that is incomplete, inaccurate, or not in compliance with the terms of this Agreement. In the event of an invoice rejection, the City will provide written notice to the Contractor specifying the reasons for rejection. The Contractor shall correct and resubmit the invoice within ten (10) business days of receipt of the rejection notice. The City's payment timeline will recommence upon receipt of the corrected invoice.

6. Duration

The work will be commenced on execution of the agreement and completed according to a timeframe to be agreed upon within 30 days of execution of this Agreement. This Agreement shall be in effect through to the completion of the Services and payment for such Services unless terminated as provided below or if all work associated with Agreement is completed.

7. Termination

Either party may terminate this Agreement by a thirty (30) day written notice.

8. Relationship of Parties

It is understood by the parties that Contractor is an independent contractor with respect to the City and not an employee of the City. City will not provide fringe benefits, including health insurance benefits, paid vacation, or any employee benefit, for the benefit of Contractor. The City may contract with other individuals or firms for services of any kind.

9. Employees

Contractor employees, if any, who perform services for City under this Agreement shall also be bound by the provisions of this Agreement. At the request of City, Contractor shall provide adequate evidence that such persons are Contractor's employees.

10. Mandatory Disclosures

Texas law requires that vendors make certain disclosures. Prior to the effective date of this Contract, the Contractor has submitted to the City a copy of the Conflict of Interest Questionnaire form (CIQ Form) approved by the Texas Ethics Commission (Texas Local Government Code Chapter 176). The Contractor also confirms it is in compliance with all Texas requirements related to government contracts including: (1) no boycott of Israel; (2) not listed as a foreign terrorist organization by the Texas Comptroller of Public Accounts; (3) Contractor does not have a policy or practice of discriminating against firearm entities or firearm trade associations; (4) Contractor does not boycott energy companies; and Contractor is compliant with all other Texas laws including any additional disclosure requirements.

11. Injuries/Insurance

Contractor acknowledges the Contractor's obligation to obtain appropriate insurance coverage with the City named as an additional named insured. Required insurance in Attachment "B". Contractor waives the rights to recovery from City for any injuries that Contractor may sustain while performing services under this Agreement. Contractor is to provide a copy of insurance coverage to City at least ten (10) days prior to the end of any existing coverage period if Contractor uses the services of any of Contractor's employees for the provision of services to the City. The City shall be named as an additional named insured on the Insurance.

12. Indemnification

Despite anything to the contrary in this Agreement, and in accordance with applicable law and the *Texas Constitution*, the City does not agree to indemnify the Contractor for any expenses in any way connected with this Agreement. CONTRACTOR AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY OF DRIPPING SPRINGS FROM AND AGAINST ANY AND ALL CLAIMS, DAMAGES, LOSSES, LIABILITIES, COSTS, AND EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES) ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT, EXCEPT TO THE EXTENT SUCH CLAIMS ARE CAUSED BY THE CITY'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT.

13. Assignment

Contractor's obligation under this Agreement may not be assigned or transferred to any other person, firm, or corporation without the prior written consent of City.

14. Notice

All notice required or permitted under this Agreement shall be in writing and shall be delivered either in person or deposited in the United States mail, postage prepaid, addressed as follows, provided that either party may change such address from time to time by providing written notice to the other in the manner set forth above. Notice is deemed to have been received three (3) days after deposit in U.S. mail.

To the City:

City of Dripping Springs
Attn: City Administrator
PO Box 384
Dripping Springs, TX 78620
(512) 858-4725

To the Contractor:

HDR Engineering
Attn: [Name]
[Address]
[City, State ZIP]
[Phone number or email address]

15. Entire Agreement

This Agreement contains the entire Agreement of the parties and there are no other promises or conditions in any other Agreement whether oral or written. This Agreement supersedes and prior written agreements between the parties. If a conflict exists between this Agreement and the attachments, this Agreement shall prevail.

16. Amendment

This agreement may be modified or amended only if the amendment is made in writing and is signed by both parties.

17. Severability

If any provision of this Agreement shall be held to be invalid or unenforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

18. Waiver of Contractual Right

The failure of any party to enforce any provision of this Agreement shall not be construed as a waiver of that party's right to subsequently enforce and compel strict compliance with every provision of the Agreement.

19. Governing Law and Venue

This Agreement shall be construed under and in accordance with the laws of The State of Texas. The venue for any and all legal disputes arising under this Agreement shall be a court of competent jurisdiction located in Hays County, Texas. Despite anything to the contrary in this Agreement, no disputes arising out of or related to this Agreement shall be subject to arbitration or non-binding mediation unless both parties agree in writing to submit a specific dispute to arbitration or non-binding mediation after such dispute arises.

20. Consequential Damages

Neither party shall be liable to the other for loss of profits or revenue; loss of use or opportunity; loss of good will; cost of substitute facilities, goods, or services; cost of capital; or for any special, consequential, indirect, punitive, or exemplary damages.

21. Force Majeure

Neither Party shall be liable for any delay or failure in performance to the extent caused by a Force Majeure Event, provided that the affected Party promptly notifies the other in writing and uses diligent efforts to resume performance. A “Force Majeure Event” means an event or circumstance beyond the reasonable control of the affected Party, including acts of God, war, terrorism, pandemics, natural disasters, or governmental actions prohibiting performance, but excluding (a) changes in market conditions, (b) increases in the cost of materials, labor, or transportation, (c) tariffs, duties, taxes, or other governmental assessments imposed after the Effective Date, and (d) shortages or delays caused by the Contractor’s subcontractors or suppliers.

22. Allocation of Price Risk

The Contractor assumes all risk of cost increases, including but not limited to increases in the price of raw materials, fuel, transportation, and any tariffs, duties, or import/export restrictions imposed or increased after the Effective Date of this Agreement. Under no circumstances shall the City be responsible for any price escalation or surcharge arising from such changes. Contractor warrants that the Contract Price is firm, fixed, and inclusive of all applicable current and future tariffs and similar charges.

23. No Extension or Adjustment

No Force Majeure Event shall entitle Contractor to an increase in the Contract Price or other compensation, nor an extension of the performance schedule, except where the City, in its sole discretion, agrees in writing. Notwithstanding the foregoing, Contractor shall continue to perform its obligations to the extent not affected by the Force Majeure Event.

24. Termination for Extended Force Majeure

If a Force Majeure Event prevents performance for more than thirty (30) consecutive days, the City may terminate this Agreement without liability, penalty, or further obligation by providing written notice to Contractor.

25. Site Access and Safety

City shall secure all necessary site related approvals, permits, licenses, and consents necessary to commence and complete the Services and will execute any necessary site access agreement. Contractor will be responsible for supervision and site safety measures for its own employees, but shall not be responsible for the supervision or health and safety precautions for any third parties, including City’s contractors, subcontractors, or other parties present at the site.

CITY OF DRIPPING SPRINGS

HDR ENGINEERING

Date

Date

ATTACHMENT “A”

ATTACHMENT “B”**CITY OF DRIPPING SPRINGS CONTRACTOR INSURANCE REQUIREMENTS:**

Firm providing goods, materials and services for the City of Dripping Springs shall, during the term of the contract with the City of Dripping Springs or any renewal or extension thereof, provide and maintain the types and amounts of insurance set forth herein. All insurance and certificate(s) of insurance shall contain the following provisions:

1. Name the City of Dripping Springs as additional named insured as to all applicable coverage.
2. Provide for at least ten (10) days prior written notice to the City of Dripping Springs for cancellation, non-renewal, or material change of the insurance.
3. Provide for a waiver of subrogation against the City of Dripping Springs for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance.

Insurance Company Qualification: All insurance companies providing the required insurance shall be authorized to transact business in Texas and rated at least “A” by AM Best or other equivalent rating service.

Certificate of Insurance: Certificates of Insurance evidencing all of the required insurance coverages shall be submitted with the Firm’s submission. Copies of any modifications, amendments, renewals, or terminations of any coverage shall be promptly submitted to the City. If the contract is extended by the City of Dripping Springs, certificates of insurance evidencing all of the required insurance coverages shall be provided to the City prior to the date the contract is extended.

Type of Contract and Amount of Insurance:

- Statutory Workers Compensation insurance as required by state law.
- Commercial General Liability minimum limits of \$500,000 per occurrence for bodily injury, personal injury, and property damage.
- Automobile Liability with a minimum of \$500,000 Dollars combined single limit.