



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

*Dripping Springs City Hall*

*511 Mercer Street – Dripping Springs, Texas*

*Monday, June 09, 2025, at 4:00 PM*

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# **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 Casey Sclar

## **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 May 12, 2025 TIRZ No. 1 & No. 2 Board meeting minutes.**

## BUSINESS AGENDA

- 2. Discuss and consider approval of a Resolution of Support for the City's TxDOT Transportation Alternatives Grant Application for Citywide High Visibility Crosswalks.** *Leslie Pollack*
- 3. Discuss and consider approval of a Resolution of Support for the City's TxDOT Transportation Alternatives Grant Application for an ADA Transition Plan.** *Leslie Pollack*
- 4. Discuss and consider approval of recommendation from the Budget Subcommittee regarding the TIRZ No.1 & No.2 Board recommended budget for Fiscal Year 2025-2026.** *Shawn Cox, Deputy City Administrator*
- 5. Update regarding TIRZ Priority Projects.** *Leslie Pollack, Transportation Engineer; Chad Gilpin, City Engineer; Keenan Smith, TIRZ Project Manager*
  - a. Stephenson Building & Downtown Parking Lot
  - b. Old Fitzhugh Road
- 6. Discuss and consider approval of a recommendation to City Council for the appointment to Place 2 of the TIRZ No. 1 & No. 2 Board for an unexpired term ending December 31, 2025.**
- 7. Discuss and consider approval of a recommendation to City Council for the appointment of the TIRZ No. 1 & No. 2 Board chair.**

## 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.*

## UPCOMING MEETINGS

### **TIRZ No. 1 & No. 2 Board Meetings**

July 11, 2025, at 4:00 p.m.

August 11, 2025, at 4:00 p.m.

### **City Council Meetings**

June 17, 2025, at 6:00 p.m.

July 1, 2025, at 6:00 p.m.

July 15, 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](http://www.cityofdrippingsprings.com), on **June 6, 2025 at 3:00 PM**.*

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*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

City of Dripping Springs City Hall

511 Mercer Street – Dripping Springs, Texas

Monday, May 12, 2025, at 4:00 PM

### **DRAFT MINUTES**

#### **CALL TO ORDER AND ROLL CALL**

With a quorum of board members present, Chair Starcher called the meeting to order at 4:05 p.m.

##### **Board Members Present**

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 (*left @ 5:05 p.m.*)

##### **Board Members Absent**

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  
 City Engineer Chad Gilpin  
 TIRZ Project Manager Keenan Smith, AIA  
 TIRZ Administrator Casey Sclar, P3 Works  
 Traffic Engineering Consultant Leslie Pollack

#### **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 April 14, 2025 TIRZ Board meeting minutes.

A motion was made by Board Member Smith and seconded by Board Member Kimball, to approve the April 14, 2025 meeting minutes. The motion to approve carried unanimously 7 to 0.

## BUSINESS AGENDA

### 2. Presentation, discussion, and consideration of acceptance of the Quarterly TIRZ Administrator's Report. *TIRZ Administrator P3 Works, Casey Sclar; Deputy City Administrator Shawn Cox*

TIRZ Administrator P3 Works Casey Sclar presented the Quarterly TIRZ Administrator's Report.

A motion was made by Vice Chair Manassian and seconded by Board Member Mathews, to accept the Quarterly TIRZ Administrator's Report. The motion to approve carried unanimously 7 to 0.

### 3. Presentation of Update to Dripping Springs Community Library Project.

Dripping Springs Library Director Mindy Laird spoke to the board in regard to future project plans for the library.

### 4. Discuss and consider current and potential future TIRZ Priority Projects and Project Subcommittee Report. *Keenan Smith, TIRZ Projects Manager*

Item 4 was moved to consider after Closed Session.

### 5. Discussion regarding the Downtown Masterplan and Design Phases. *Chad Gilpin, City Engineer*

No action was taken.

### 6. Update regarding TIRZ Priority Projects. *Chad Gilpin, City Engineer; Keenan Smith, TIRZ Project Manager*

Project Manager Keenan Smith and Consultant Leslie Pollack provided the Priority Project updates to the board. No action was taken.

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

7. **Discuss and consider possible action regarding the TIRZ No.1 & No.2 Board Fiscal Year 2026 Budget and the Budget Subcommittee Report.** *Shawn Cox, Deputy City Administrator*

No action was taken.

8. **Approval of a Letter or Resolution of Support for the City's TxDOT Transportation Alternatives Grant Application for Citywide High Visibility Crosswalks.** *Leslie Pollack*

No action was taken.

9. **Approval of a Letter or Resolution of Support for the City's TxDOT Transportation Alternatives Grant Application for an ADA Transition Plan.** *Leslie Pollack*

No action was taken.

10. **Discuss and consider recommendation to City Council of appointment of Chair of TIRZ Board.** *Sponsor: Mayor Pro Tem Taline Manassian*

Discussion only, no action was taken.

## CLOSED SESSION

A motion was made by Vice Chair Manassian and seconded by Board Member Mathews, to go into Closed Session for item 11 under section 551.071 and 551.072. The motion carried unanimously 7 to 0.

Closed Session began at 6:06 p.m.

*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.*

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

Closed Session ended at 6:15 p.m.

No action was taken while in Closed Session.

**4. Discuss and consider current and potential future TIRZ Priority Projects and Project Subcommittee Report.** *Keenan Smith, TIRZ Projects Manager*

A motion was made by Board Member Mathews and seconded by Board Member Kimball, to elevate Creek Road and Ramirez Lane to priority projects. The motion carried unanimously 7 to 0.

**ADJOURN**

A motion was made by Board Member Mathews and seconded by Board Member Atwood, to adjourn the meeting. The motion carried unanimously 7 to 0.

The meeting adjourned at 6:16 p.m.

## CITY OF DRIPPING SPRINGS

### RESOLUTION No. 2025-R18.TIRZ

A RESOLUTION OF SUPPORT BY THE TAX INCREMENT REINVESTMENT ZONE BOARDS OF THE CITY OF DRIPPING SPRINGS, TEXAS (“CITY”) FOR THE GRANT APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION’S 2025 TRANSPORTATION ALTERNATIVES SET-ASIDE (TA) CALL FOR PROJECTS FOR CITYWIDE HIGH VISIBILITY CROSSWALKS

**WHEREAS,** the Texas Department of Transportation issued a call for projects in January 2025 for communities to apply for funding assistance through the Transportation Alternatives Set-Aside (TA) Program; and

**WHEREAS,** the TA funds may be used for development of preliminary engineering (plans, specifications, and estimates and environmental documentation) and construction of pedestrian and/or bicycle infrastructure. The TA funds require a local match, comprised of cash or Transportation Development Credits (TDCs), if eligible. The City of Dripping Springs would be responsible for all non-reimbursable costs and 100% of overruns, if any, for TA funds; and

**WHEREAS,** the City of Dripping Springs is aware of the lack of citywide high visibility crosswalks in areas within the City; and

**WHEREAS,** in order to make the Areas safe for pedestrians, including all ADA (Americans with Disabilities) individuals; significant work must be done to create citywide high visibility crosswalks; and

**WHEREAS,** funding from the 2025 TxDOT Transportation Alternatives Program would afford the construction of needed citywide high visibility crosswalk improvements within the Areas; and

**WHEREAS,** with the constant flow of commercial vehicles and cars, it is extremely dangerous for pedestrians to traverse the Areas without a safe route; and

**WHEREAS,** the Tax Increment Reinvestment Zone Boards believe funding under the 2025 TxDOT TA Program for the improvement and enhancement of citywide high visibility crosswalks in the Areas would provide safety for the City’s patrons.

**NOW, THEREFORE, BE IT RESOLVED BY THE TAX INCREMENT REINVESTMENT ZONE BOARDS OF THE CITY OF DRIPPING SPRINGS, TEXAS:**

1. The Dripping Springs Tax Increment Reinvestment Zone Boards support the safe travel of all patrons of the City.

2. The Dripping Springs Tax Increment Reinvestment Zone Boards support the submission of the application for funding under the 2025 TxDOT TA Program to create citywide high visibility crosswalks.
3. The City of Dripping Springs supports funding this project as described in the 2025 TA Detailed Application (including the preliminary engineering budget, if any, construction budget, the department's direct state cost for oversight, and the required local match, if any) and is willing to commit to the project's development, implementation, construction, maintenance, management, and financing. The City of Dripping Springs is willing and able to enter into an agreement with the department by resolution or ordinance, should the project be selected for funding.
4. The meeting at which this Resolution was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

**APPROVED, this the 9th day of June 2025, by a vote of \_\_\_\_\_ (ayes) to \_\_\_\_\_ (nays) to \_\_\_\_\_ (abstentions) of the Tax Increment Reinvestment Zone Boards of Dripping Springs, Texas.**

**CITY OF DRIPPING SPRINGS:**

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Chair Craig Starcher

# TxDOT Transportation Alternatives Funding

## TxDOT TA Funding

- TxDOT issued a call for Transportation Alternative projects
- \$250 Million available statewide
  - 80/20 Grant with City need to match 20%.
- Two-step application approach:
  - Preliminary application submitted February 21, 2025
  - Full Application due June 20, 2025
- Previously Funded Dripping Springs Projects through TxDOT TA
  - Old Fitzhugh Road
  - US 290 School Connectivity
  - Mercer Street X2
  - Sports Park
  - Rob Shelton



# TxDOT Transportation Alternatives Funding

Item 2.

TxDOT  
TA  
Funding



Connecting you with Texas.

## Planning for TxDOT's 2025 Call for Projects Funding

### TxDOT funds:

Population Area	Anticipated Funding Allocation
Nonurban (<5,000)	\$43.5 M
Small urban (5,000 to 49,999)	\$19.2 M
Medium urban (50,000 to 200,000)	\$20.2 M
Any Area	\$167.1 M
Total	\$250 M

**TxDOT 2025 TA Call for Projects  
~\$250M to be made available  
(FY27 – FY29 funds)**




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# TxDOT Transportation Alternatives Funding

Item 2.

TxDOT  
TA  
Funding



<div>  <span>Texas Department of Transportation</span> <span>Connecting you with Texas.</span> </div>					
TxDOT 2025 TA Call-for-Projects: Project Categories					
Project Category	Eligible Activities	Eligible Entity	Local Match (without TDCs)	TDC eligibility**	Project Funding
Community-Based	Preliminary Engineering & Construction	<ul style="list-style-type: none"> <li>Outside of TMA &amp; &lt;200k <u>or</u></li> <li>Inside of TMA* &amp; &lt;50k in population</li> </ul>	20%	<input checked="" type="checkbox"/>	\$250,000 to \$5 million per project
Large Scale	Preliminary Engineering & Construction	Any Population Area	20%	<input checked="" type="checkbox"/>	\$5 to \$25 million per project
Network Enhancements	Projects with limited construction elements to enhance bike/ped infrastructure with limited or no design and no ROW acquisition			<input checked="" type="checkbox"/>	\$250,000 minimum for cities <200,000; \$1M min otherwise
Non-Infrastructure	Non-motorized planning documents (e.g., Pedestrian Safety Action Plans) & design activities up to 30% final design			<input checked="" type="checkbox"/>	\$100,000 minimum

\* TMAs (Transportation Management Areas) have populations greater than 200,000 and are responsible for competitively awarding their own TA funding.

\*\* Availability of Transportation Development Credits is TBD

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# High-Visibility Crosswalks Application

## High Visibility Crosswalks

*“This project enhances 100 crosswalks within the City of Dripping Springs city limits on City, Hays County, and TxDOT roadways. Existing crosswalks, including crosswalks that are stop-controlled, uncontrolled (midblock), or signalized, will be re-striped with high-visibility crosswalk markings and stop bars. Supplemental warning signage will be added at uncontrolled crossings. Curb ramps that are not ADA-compliant will be reconstructed. Pedestrian push buttons will be relocated for ADA-compliance at signalized crossings. This project addresses pedestrian safety and connectivity issues throughout Dripping Springs.”*



# High-Visibility Crosswalks Application

- 100 Crosswalks
  - High Visibility Crosswalk Striping
  - Consistent Warning Signage
  - ADA-compliant Curb Ramps
  - ADA-compliant Pedestrian Signals
- FY 2027 - 2029 Funding
  - Total Project Budget - ~\$1.5M
  - 20% Local Match
  - City Share – \$300K

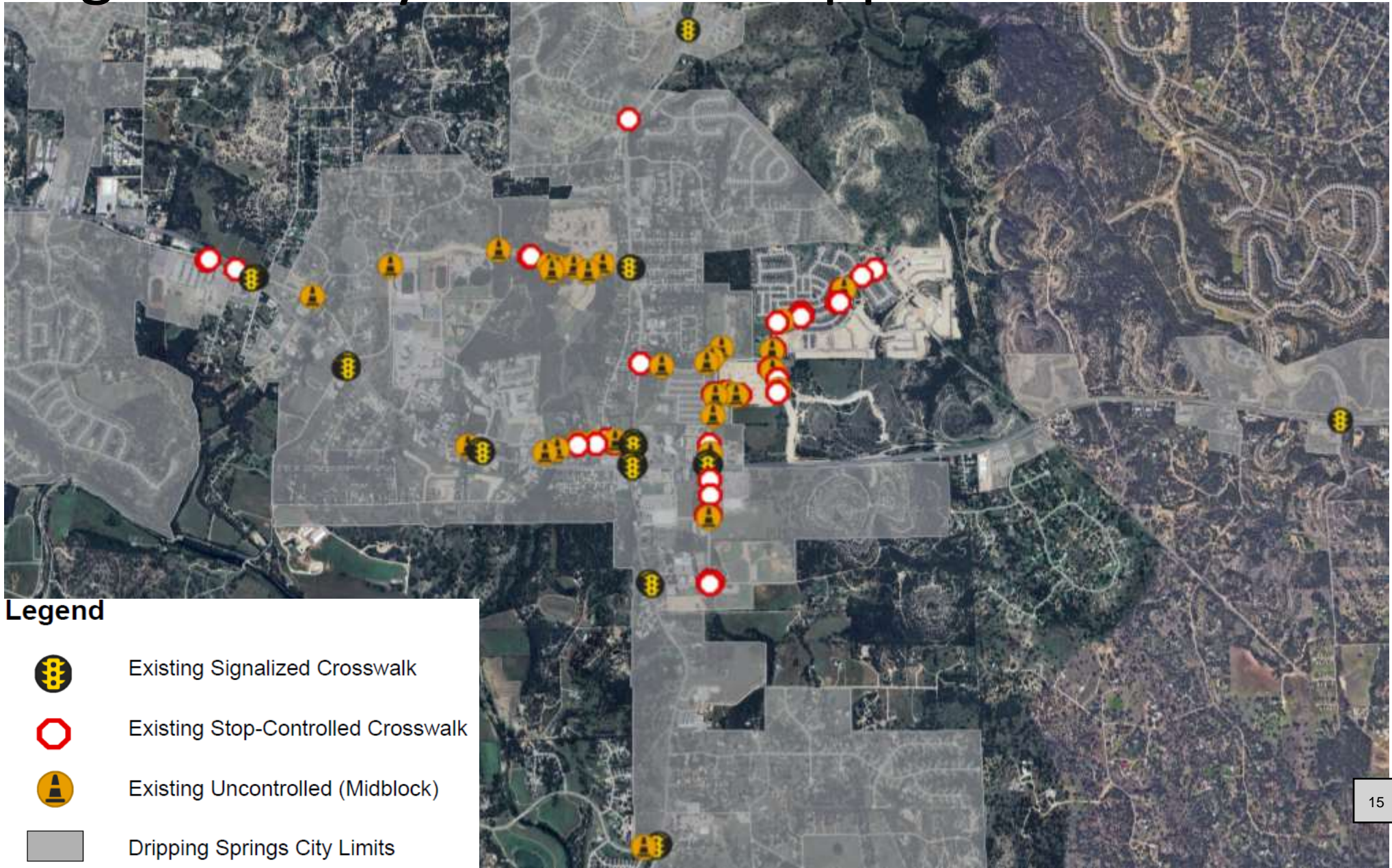
*High  
Visibility  
Crosswalks*



# High-Visibility Crosswalks Application

Item 2.

*High  
Visibility  
Crosswalks*





# ADA Transition Plan Application

## ADA Transition Plan

*“Develop an ADA Title II compliant ADA Transition Plan for the City of Dripping Springs to document compliance with the 2023 Public Rights-of-Way Accessibility Guidelines (PROWAG). Tasks include a self-assessment of existing pedestrian infrastructure within parks, ROW, and City operated and maintained buildings to document barriers and accessibility. A review of programs and services that impact pedestrians in ROW and buildings will be evaluated. An ADA Transition Plan document will be prepared that includes a prioritized list of projects with construction cost estimates. Documents will provide guidance on how to build, improve, and maintain pedestrian access routes in the public right of way and within City facilities.”*



# ADA Transition Plan Application

## ADA Transition Plan

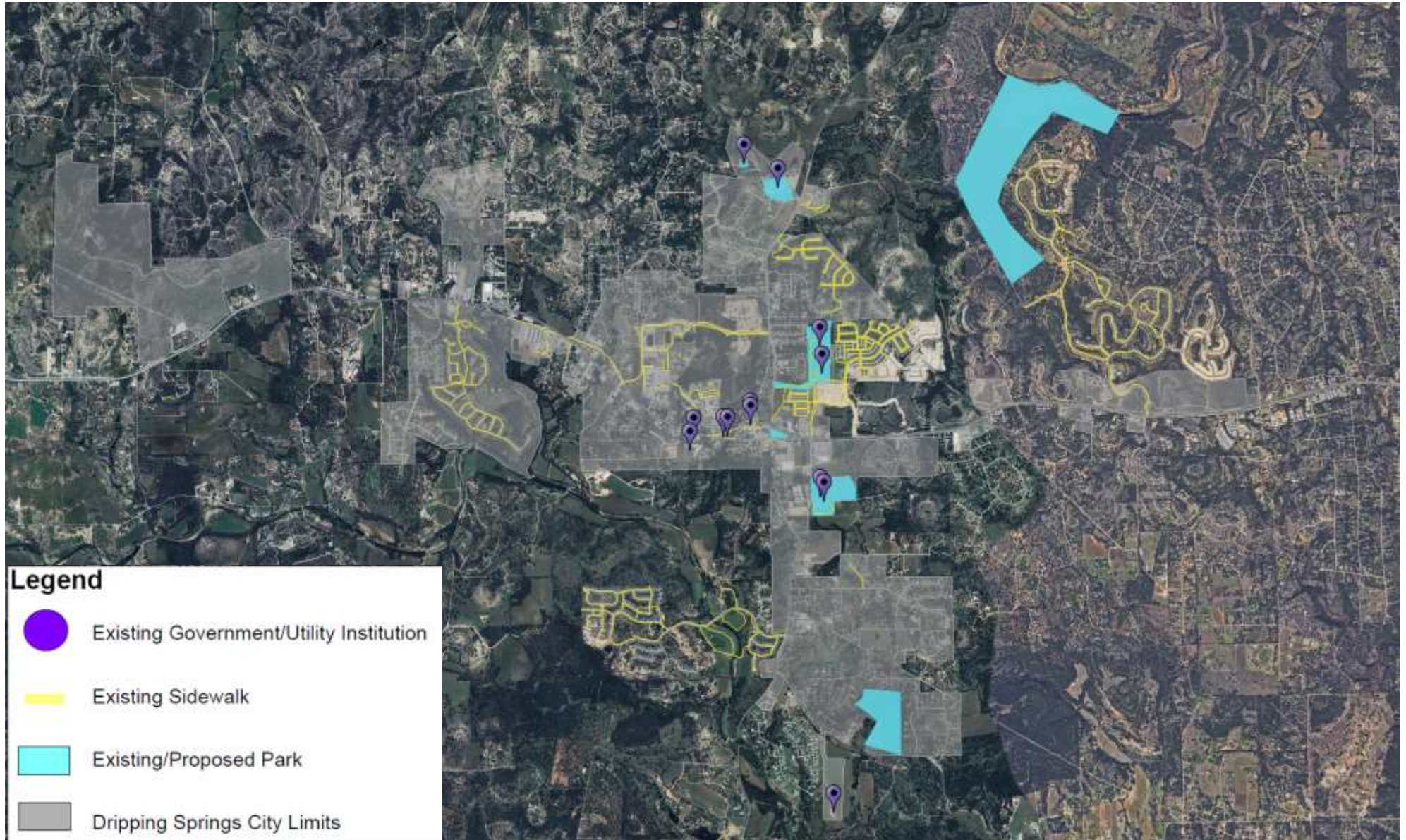
- ADA Transition Plan
  - Self Assessment
    - Existing Sidewalks in City ROW
    - 8 City Parks
    - 12 City Buildings and Facilities
  - Programs and Services Review
  - Prioritized Project List
  - ADA Transportation Plan Document
- FY 2027 - 2029 Funding
  - Total Project Budget - ~\$250K
  - 20% Local Match
  - City Share – \$50K



# ADA Transition Plan Application

Item 2.

## ADA Transition Plan



# Seeking Support

Two TxDOT Transportation Alternatives Applications

- High-Visibility Crosswalks
- ADA Transition Plan

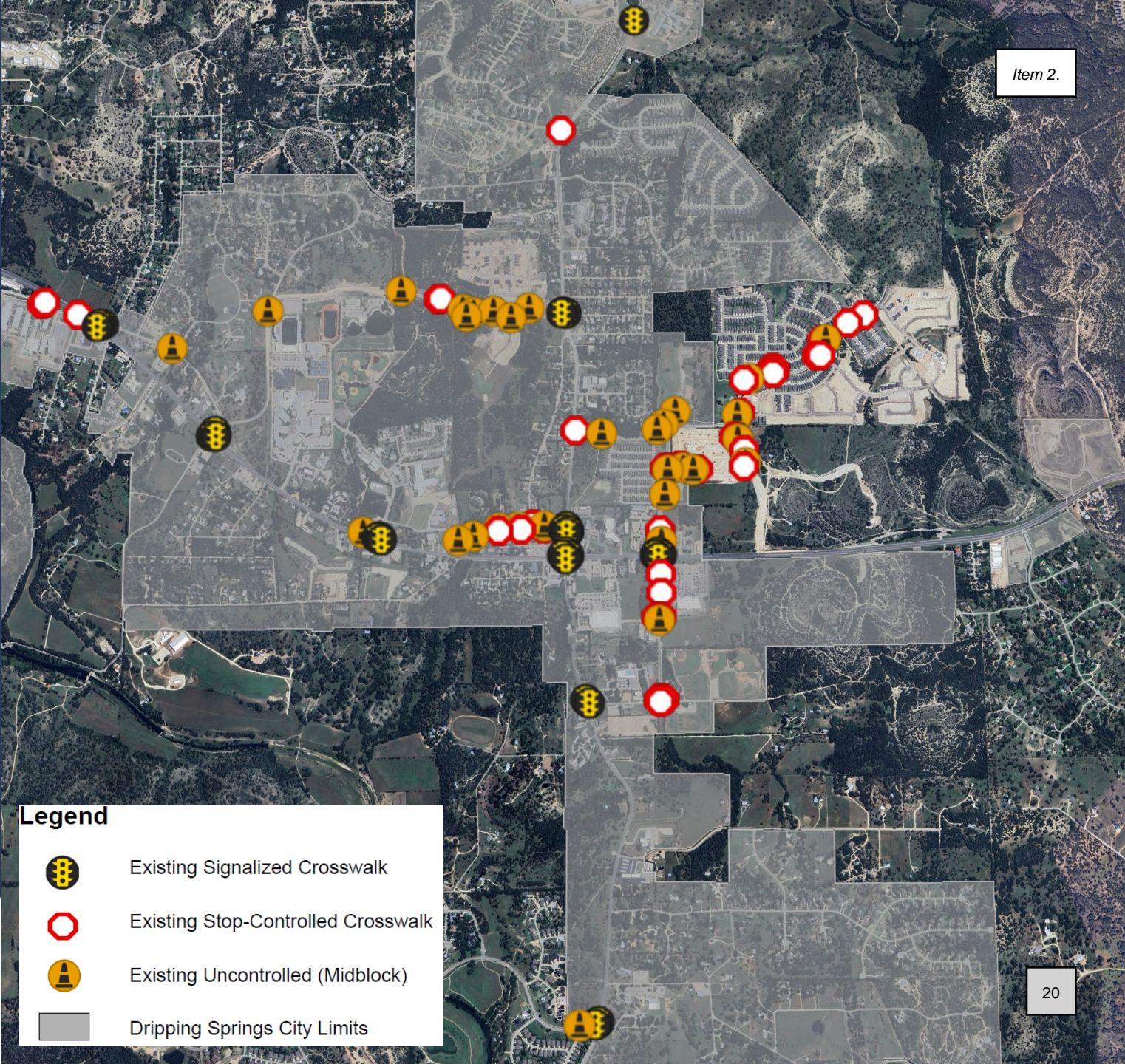








# High Visibility Crosswalks



DRIPPING SPRINGS  
Texas



**Legend**

-  Existing Signalized Crosswalk
-  Existing Stop-Controlled Crosswalk
-  Existing Uncontrolled (Midblock)
-  Dripping Springs City Limits



## CITY OF DRIPPING SPRINGS

### RESOLUTION No. 2025-R17.TIRZ

A RESOLUTION OF SUPPORT BY THE TAX INCREMENT REINVESTMENT BOARDS OF THE CITY OF DRIPPING SPRINGS, TEXAS (“CITY”) FOR THE GRANT APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION’S ALTERNATIVES SET-ASIDE (TA) CALL FOR PROJECTS FOR AN ADA TRANSITION PLAN

**WHEREAS,** the Texas Department of Transportation issued a call for projects in January 2025 for communities to apply for funding assistance through the Transportation Alternatives Set-Aside (TA) Program; and

**WHEREAS,** the TA funds may be used for development of planning documents to assist communities of any size in developing non-motorized transportation networks. The TA funds require a local match, comprised of cash or Transportation Development Credits (TDCs), if eligible. The City of Dripping Springs would be responsible for all non-reimbursable costs and 100% of overruns, if any, for TA funds; and

**WHEREAS,** the City of Dripping Springs is aware of the lack of ADA compliant pedestrian sidewalks, trails, and crosswalks in areas within the City, and

**WHEREAS,** in order to make the Areas safe for pedestrians, including all ADA (Americans with Disabilities) individuals, significant work must be done to create an ADA Transition Plan; and

**WHEREAS,** funding from the 2025 TxDOT Transportation Alternatives Program would afford the development of an ADA Transition Plan; and

**WHEREAS,** with the constant flow of commercial vehicles and cars, it is extremely dangerous for pedestrians to traverse the Areas without a safe route; and

**WHEREAS,** the Tax Increment Reinvestment Boards believe funding under the 2025 TxDOT TA Program for the creation of an ADA Transition Plan will lead the way for improvements and enhancements of pathways in the Areas that would provide safety for the City’s patrons.

**NOW, THEREFORE, BE IT RESOLVED BY THE TAX INCREMENT REINVESTMENT BOARDS OF THE CITY OF DRIPPING SPRINGS, TEXAS:**

1. The Dripping Springs Tax Increment Reinvestment Zone Boards support the safe travel of all patrons of the City.

2. The Dripping Springs Tax Increment Reinvestment Boards support the submission of the application for funding under the 2025 TxDOT TA Program to create an ADA Transition Plan.
3. The City of Dripping Springs supports funding this project as described in the 2025 TA Detailed Application (including the planning activities, the department's direct state cost for oversight, and the required local match, if any) and is willing to commit to the project's development, financing, management, adoption and implementation of completed planning documents. The City of Dripping Springs is willing and able to enter into an agreement with the department by resolution or ordinance, should the project be selected for funding.
4. The meeting at which this Resolution was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

**APPROVED, this the 9th day of June 2025, by a vote of \_\_\_\_\_ (ayes) to \_\_\_\_\_ (nays) to \_\_\_\_\_ (abstentions) of the TIRZ Boards of Dripping Springs, Texas.**

**CITY OF DRIPPING SPRINGS:**

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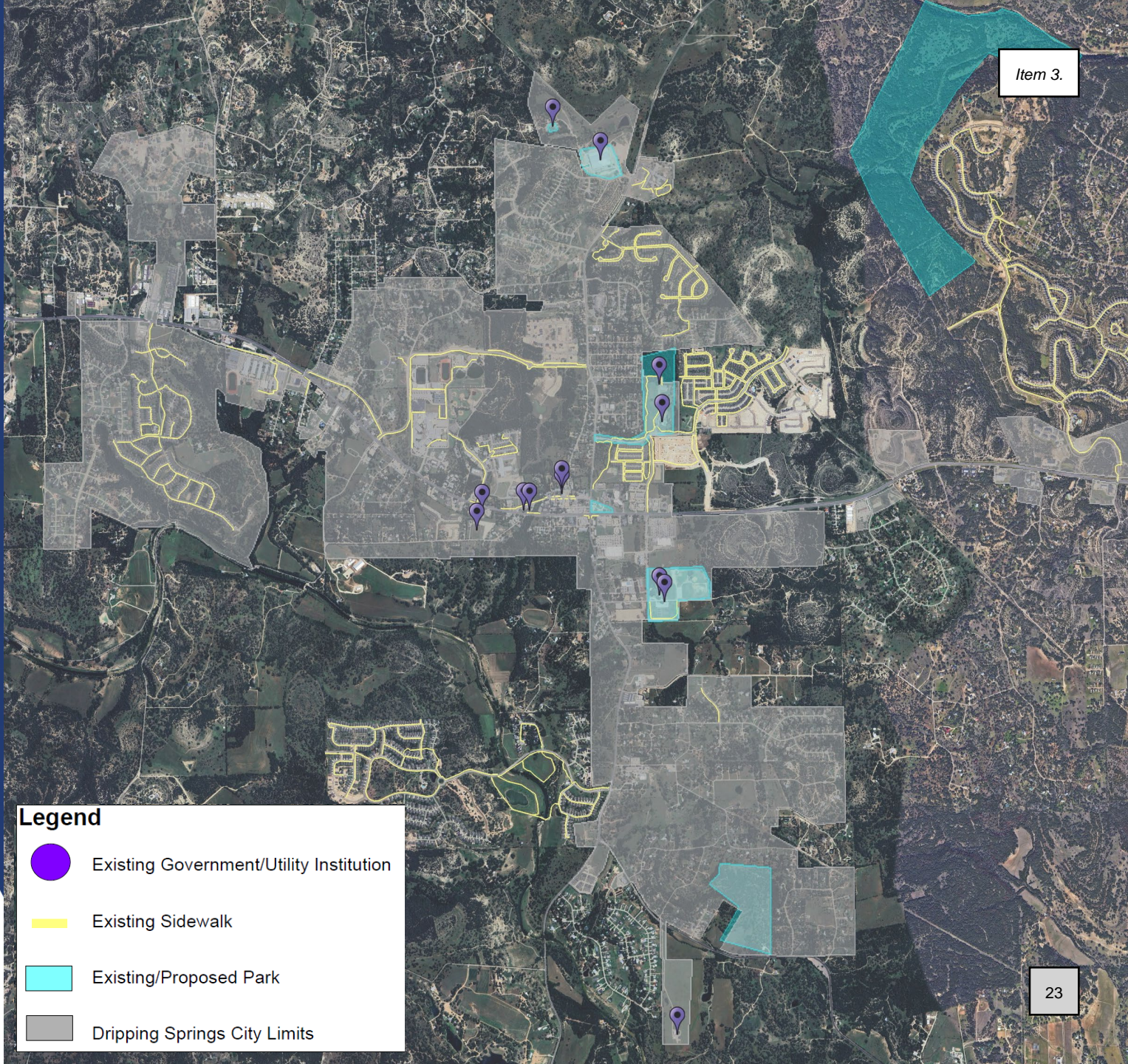
Chair Craig Starcher



# ADA Transition Plan



**DRIPPING SPRINGS**  
Texas



Item 3.



## 5/30/25 FY 2026 TIRZ Budget Scenario-

## "TIRZ Budget Subcommittee &gt; Workshop Recommendations 5/30/25"

TIRZ Board Approved Priority Projects &amp; Scenarios :

1	Civic Center / City Hall Site Acquisition: "Town Center > Alternative Site(s)- Planning Support & Feasibility Studies"		
		FY 25	FY '26
	Civic Center Project Total:	\$ 60,000	\$ 60,000
2	Old Fitzhugh Rd Project: "OFR PSE's Advanced to > 100% PSE's > Bids > Construction Phase"	FY 25	FY '26
		OFR PSE's PSA- HDR Amendment .1 (Jan '24):	\$ 70,000 \$ 49,493
		OFR PSE's PSA- HDR Amendment. 2 (pending):	\$ - \$ 125,000
		Negotiated Funding - Budget Allowance FY '26	OFR Total: \$ 174,493
3	Downtown Parking Project Project: "Downtown Parking > Bids > Construction Phase"	FY 25	FY '26
		HDR Doucet & Consultants PSA's & Amendments	\$ 60,000 \$ 20,000
4	Stephenson Building Project: "Stephenson Building > Bids > Construction Phase"	FY 25	FY '26
		Architexas & Consultants PSA's & Amendments	\$ - \$ 38,750
5	Downtown Restrooms "Planning, Design & Implementation > Construction"	FY 25	FY '26
		Downtown Restrooms Project Total:	\$ 100,000 \$ -

TIRZ Project Team  
Planning & Feasibility Studies  
(Allocation Fwd: fr. FY '25 > FY '26)

Construction Funded by CO's  
HDR PSA & Amendments: \$898.5k  
Est'd PSA.A1 Costs > 9/26  
HDR PSA Amendment 2 Proposal  
Est'd Expenditures > 9/30/26

Construction Funded by CO's  
TIRZ Project Team  
AE Project Team Services:  
Permits > Bids > Construction

Construction Funded by CO's  
TIRZ Project Team  
AE Project Team Services:  
Permits > Bids > Construction

\* Project Completed 4/25

6	Downtown Drainage, Roadways & Sidewalks Master Plan "Adopt Project Phases & Advance Breakout Projects"				City Engineer Driven Project: Master Plan Completed Q. '25 Mercer St Paseo Breakout Project: Mercer District- All Projects: 30% D Hays District- All Projects: 30% De
		FY 25	FY '26		
	Gilpin Engineering District Phasing Cost Estimates	\$ -	\$ 180,250		
	Defer Phased Breakout Projects to FY 2028?	\$ -	\$ -		
		\$ -	\$ -		
		\$ -	\$ -		
	Downtown Master Plan Projects Total:	\$ -	\$ 180,250		*TIRZ Board Approval Needed
7	Dripping Springs Community Library "Civic & Sustainable Infrastructure Promoting Community Connectivity & Synergy				Project Elements, Spaces w/ Community Benefits*
		FY 25	FY '26		
	DSCL Schematic Design Cost Estimates- '25*	\$ -	\$ -		
		\$ -	\$ 220,000		
		\$ -	\$ 150,000		
	Fund a % Split of Direct Costs? Allowance FY'26	\$ -	\$ 130,000		
		\$ -	\$ -		
	Library Projects Total:	\$ -	\$ 500,000		
8	Creek Road & Ramirez Lane* "Redevelopment Distirct & Civic Infrastructure Master Plan"				
		FY 25	FY '26		
	Feasibility Studies, Concept Plan, Economic Study	\$ -	\$ 90,000		
	Creek Rd & Ramirez Lane Project Total:	\$ -	\$ 90,000		
9	Recap Summary- All Priority Projects:				
	Direct Project Budget- Scenario Proposal:	FY 25	FY '26		
	Total Direct Project Costs:	\$ 290,000	\$1,063,493		
					Year by Year Comparison

## 5/30/25 FY 2026 TIRZ Budget Scenario-

#NAME?

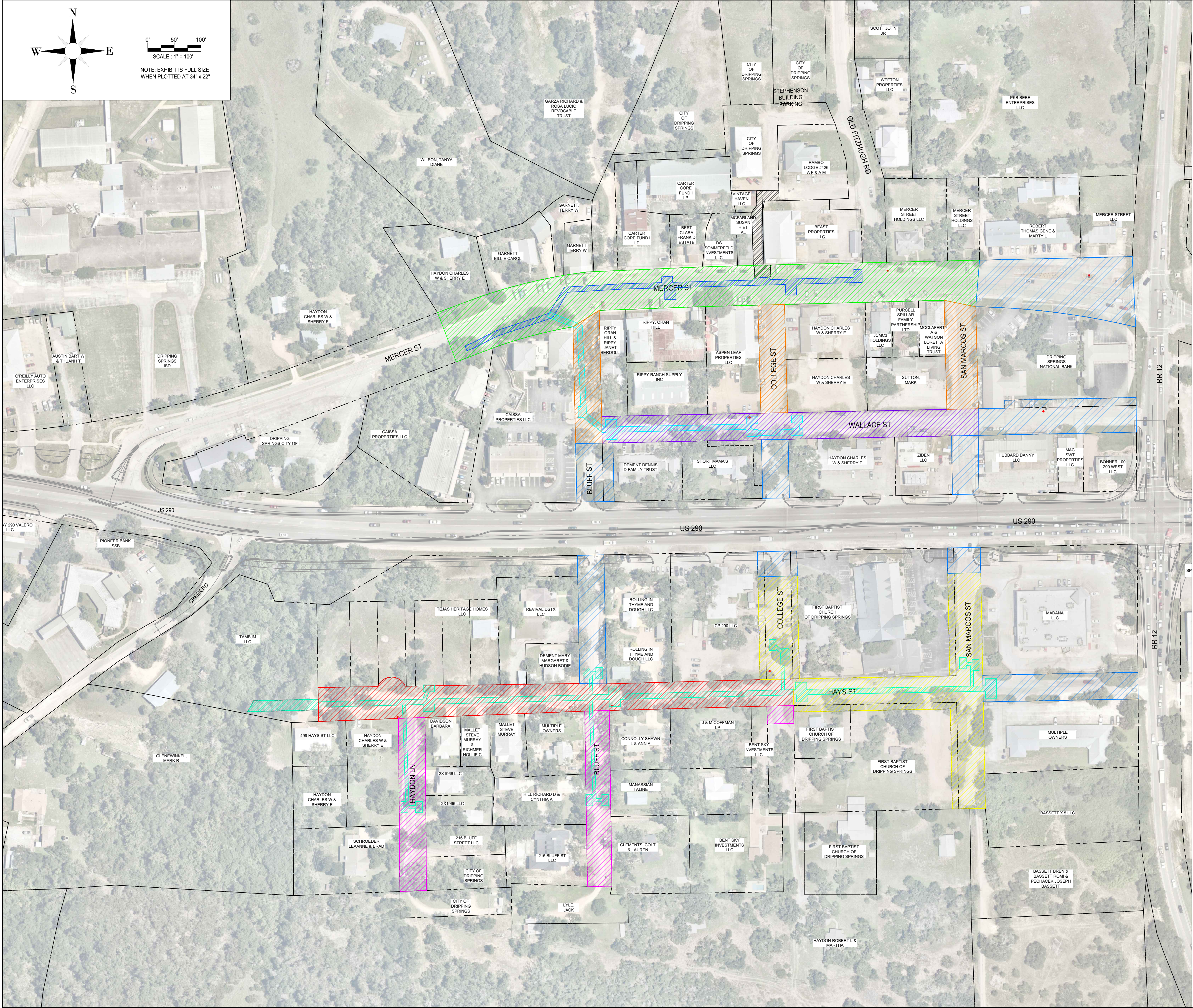
date	FY 2026 Proposed TIRZ Budget Recap:	FY 25	FY 26	
		approved	proposed	
	Total Direct Project Costs:	\$ 290,000	\$1,063,493	All Priority Projects: Summary
date	FY 2026 Proposed TIRZ Indirect Costs:			
10/1/25	TIRZ Project Manager: PSA Amendment #9: KES	\$ 32,000	\$ 42,000	PM Coordinating (3-4) Projects
10/1/25	TIRZ Administrator: P3 Works (allowance)	\$ 16,000	\$ 16,000	TIF Revenues & Analysis
10/1/25	(TBD other)	\$ -	\$ -	
10/1/25	TIRZ Miscellaneous Consulting (allowance)	\$ 30,000	\$ 30,000	Supporting & Misc. Project Tasks
	Total Indirect Costs:	\$ 78,000	\$ 88,000	Subtotal: PM + Admin + Misc
	"TIRZ Budget Subcommittee > Workshop Recommendations	\$ 368,000	\$1,151,493	Total Direct + Indirect Costs

## 5/30/25 "FY'26 Budget and Estimated TIRZ FY '26 Cash Balance- Reconciliation"

"TIRZ Budget Subcommittee &gt; Workshop Recommendations 5/30/25"

Estimated Available TIRZ Cash Balance at End of FY '25*:	\$ 3,409,737	TIRZ Admin:
(*Including projected TIRZ FY'25 Revenue w/ Full Expenditure of FY '25 budget)	Apr '25 Rept	(Table 15)
Less: Series '25 CO Debt Financing- FY '26:	\$ (426,000)	Finance Dir. #
Less: TIF Fund Balance Contributions- FY '26:	\$ (187,000)	Finance Dir. #
Subtotal All Contributions- FY '26:	\$ (613,000)	Finance Dir. #
Less: Proposed FY '26 TIRZ Budget:	\$ (1,151,493)	Budget Recap
5/30/25 Projected Remaining TIRZ Cash Balance at End of FY '26:	\$ 1,645,244	surplus (short)






**DESIGN PHASE LEGEND:**

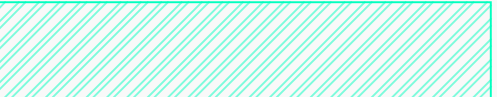
**BREAK OUT PROJECTS:**

MERCER ST PASEO 

TXDOT ADJACENT PROJECTS 

**STORM DRAIN TRUNK LINES:**

MERCER ST 

HAYS ST 


WALLACE ST 

**ROADWAY, SIDEWALK & ON-STREET PARKING IMPROVEMENTS:**

**MERCER DISTRICT**

MERCER ST (CREEK RD TO SAN MARCOS ST) 

WALLACE ST (BLUFF RD TO SAN MARCOS ST) 

BLUFF, COLLEGE & SAN MARCOS (FROM MERCER TO WALLACE) 

**HAYS DISTRICT**

HAYS ST 

FIRST BAPTIST CHURCH 

HAYS DISTRICT RESIDENTIAL 

**PRELIMINARY - SUBJECT TO CHANGE**



**CITY OF DRIPPING SPRINGS  
DOWNTOWN MASTERPLAN  
EXHIBIT J: DESIGN PHASING PLAN**

**LEGEND:**  
PROPERTY / R.O.W. LINE -----

PRELIMINARY  
THIS DOCUMENT IS RELEASED  
UNDER THE AUTHORITY OF  
CHAD GILPIN, P.E.  
ON 05/21/2025  
FOR THE PURPOSES OF INTERIM  
REVIEW  
PRELIMINARY





**City of Dripping Springs  
Downtown Masterplan**

Item 4.

**SUMMARY OF ESTIMATED PROJECT COSTS BY PHASE - MERCER DISTRICT**

PHASE / PROJECT	TOTAL COST 2025 \$	TOTAL COST* 2026 \$	TOTAL COST* 2028 \$	TOTAL COST* 2030 \$
<b>MERCER STREET PASEO BREAKOUT PROJECT</b>				
<b>Mercer Street Paseo</b>				
30% Design	\$ 11,554.50	\$ 12,016.68	\$ 12,997.24	\$ 14,057.81
Final Design	\$ 17,331.74	\$ 18,025.01	\$ 19,495.86	\$ 21,086.72
Construction	\$ 144,431.21	\$ 150,208.46	\$ 162,465.47	\$ 175,722.65
Project Total	\$ 173,317.45	\$ 180,250.15	\$ 194,958.56	\$ 210,867.18
<b>MERCER DISTRICT PROJECTS</b>				
<b>Mercer Street Storm Drain Project</b>				
30% Design	\$ 54,758.08	\$ 56,948.41	\$ 61,595.40	\$ 66,621.58
Final Design	\$ 82,137.13	\$ 85,422.61	\$ 92,393.09	\$ 99,932.37
Construction	\$ 684,476.04	\$ 711,855.08	\$ 769,942.46	\$ 832,769.76
Project Total	\$ 821,371.25	\$ 854,226.10	\$ 923,930.95	\$ 999,323.72
<b>Mercer Street (Creek Rd to San Marcos St)</b>				
30% Design	\$ 77,649.22	\$ 80,755.19	\$ 87,344.81	\$ 94,472.15
Final Design	\$ 116,473.83	\$ 121,132.79	\$ 131,017.22	\$ 141,708.23
Construction	\$ 970,615.27	\$ 1,009,439.88	\$ 1,091,810.17	\$ 1,180,901.88
Project Total	\$ 1,164,738.32	\$ 1,211,327.85	\$ 1,310,172.21	\$ 1,417,082.26
<b>Wallace Street (Bluff St to San Marcos St)</b>				
30% Design	\$ 110,310.67	\$ 114,723.10	\$ 124,084.50	\$ 134,209.80
Final Design	\$ 165,466.01	\$ 172,084.65	\$ 186,126.76	\$ 201,314.70
Construction	\$ 1,378,883.41	\$ 1,434,038.75	\$ 1,551,056.31	\$ 1,677,622.50
Project Total	\$ 1,654,660.09	\$ 1,720,846.50	\$ 1,861,267.57	\$ 2,013,147.01
<b>Wallace Street Storm Drain Project</b>				
30% Design	\$ 46,052.50	\$ 47,894.60	\$ 51,802.80	\$ 56,029.91
Final Design	\$ 69,078.75	\$ 71,841.90	\$ 77,704.20	\$ 84,044.86
Construction	\$ 575,656.25	\$ 598,682.50	\$ 647,534.99	\$ 700,373.85
Project Total	\$ 690,787.50	\$ 718,419.00	\$ 777,041.99	\$ 840,448.62
<b>Bluff Street, College Street, San Marcost Street (Wallace St to US 290)</b>				
30% Design	\$ 72,028.69	\$ 74,909.84	\$ 81,022.49	\$ 87,633.92
Final Design	\$ 108,043.04	\$ 112,364.76	\$ 121,533.73	\$ 131,450.88
Construction	\$ 900,358.68	\$ 936,373.03	\$ 1,012,781.07	\$ 1,095,424.00
Project Total	\$ 1,080,430.42	\$ 1,123,647.64	\$ 1,215,337.28	\$ 1,314,508.81
<b>Bluff, College &amp; San Marcos Street (Mercer St to Wallace St)</b>				
30% Design	\$ 104,340.42	\$ 108,514.04	\$ 117,368.78	\$ 126,946.08
Final Design	\$ 156,510.63	\$ 162,771.06	\$ 176,053.18	\$ 190,419.11
Construction	\$ 1,304,255.27	\$ 1,356,425.48	\$ 1,467,109.80	\$ 1,586,825.96
Project Total	\$ 1,565,106.32	\$ 1,627,710.58	\$ 1,760,531.76	\$ 1,904,191.15

Paseo to 30% PSE only

★ Paseo Design & Construct Total  
(possible for proposed Budget '26 ?)



**City of Dripping Springs  
Downtown Masterplan**

Item 4.

**SUMMARY OF ESTIMATED PROJECT COSTS BY PHASE - MERCER DISTRICT**

PHASE / PROJECT	TOTAL COST 2025 \$	TOTAL COST* 2026 \$	TOTAL COST* 2028 \$	TOTAL COST* 2030 \$
<b>Wallace Street (San Marcos St to RR 12)</b>				
30% Design	\$ 61,778.58	\$ 64,249.73	\$ 69,492.50	\$ 75,163.09
Final Design	\$ 92,667.87	\$ 96,374.59	\$ 104,238.75	\$ 112,744.64
Construction	\$ 772,232.27	\$ 803,121.56	\$ 868,656.28	\$ 939,538.64
Project Total	\$ 926,678.73	\$ 963,745.88	\$ 1,042,387.54	\$ 1,127,446.36
<b>Mercer Street (San Marcos St to RR 12)</b>				
30% Design	\$ 51,830.04	\$ 53,903.25	\$ 58,301.75	\$ 63,059.17
Final Design	\$ 77,745.07	\$ 80,854.87	\$ 87,452.63	\$ 94,588.76
Construction	\$ 647,875.56	\$ 673,790.58	\$ 728,771.89	\$ 788,239.68
Project Total	\$ 777,450.67	\$ 808,548.69	\$ 874,526.27	\$ 945,887.61

30% Design Total	\$ 590,302.72	\$ 613,914.83	\$ 664,010.28	\$ 718,193.51
Final Design Total	\$ 885,454.07	\$ 920,872.24	\$ 996,015.41	\$ 1,077,290.27
Construction Total	\$ 7,378,783.96	\$ 7,673,935.32	\$ 8,300,128.44	\$ 8,977,418.92
Projects Total	\$ 8,854,540.75	\$ 9,208,722.38	\$ 9,960,154.13	\$ 10,772,902.70

Note:

\*Annual Inflation: 4% - \$613,014 Total All projects 30% PSE's  
- 12,016.68 Deduct Paseo 30% PSE cost



**\$601,898** Total for 30% PSE's for all  
Mercer District projects  
(excluding Paseo) possible Budget '26?

# City of Dripping Springs Downtown Masterplan

Item 4.

## SUMMARY OF ESTIMATED PROJECT COSTS BY PHASE - HAYS DISTRICT

PHASE / PROJECT	TOTAL COST 2025 \$	TOTAL COST* 2026 \$	TOTAL COST* 2028 \$	TOTAL COST* 2030 \$
<b>HAYS DISTRICT PROJECTS</b>				
<b>Hays Street Storm Drain Project</b>				
30% Design	\$ 54,626.89	\$ 56,811.96	\$ 61,447.82	\$ 66,461.96
Final Design	\$ 81,940.33	\$ 85,217.95	\$ 92,171.73	\$ 99,692.94
Construction	\$ 682,836.11	\$ 710,149.56	\$ 768,097.76	\$ 830,774.54
Project Total	\$ 819,403.33	\$ 852,179.47	\$ 921,717.31	\$ 996,929.44
<b>Hays Street (College St to End)</b>				
30% Design	\$ 133,408.06	\$ 138,744.38	\$ 150,065.92	\$ 162,311.30
Final Design	\$ 200,112.09	\$ 208,116.57	\$ 225,098.88	\$ 243,466.95
Construction	\$ 1,667,600.73	\$ 1,734,304.76	\$ 1,875,824.03	\$ 2,028,891.27
Project Total	\$ 2,001,120.88	\$ 2,081,165.72	\$ 2,250,988.84	\$ 2,434,669.53
<b>First Baptist Church Vicinity</b>				
30% Design	\$ 191,810.73	\$ 199,483.16	\$ 215,760.98	\$ 233,367.08
Final Design	\$ 287,716.09	\$ 299,224.74	\$ 323,641.48	\$ 350,050.62
Construction	\$ 2,397,634.11	\$ 2,493,539.48	\$ 2,697,012.30	\$ 2,917,088.50
Project Total	\$ 2,877,160.94	\$ 2,992,247.37	\$ 3,236,414.76	\$ 3,500,506.20
<b>Hays District Residential</b>				
30% Design	\$ 117,191.82	\$ 121,879.49	\$ 131,824.86	\$ 142,581.77
Final Design	\$ 175,787.73	\$ 182,819.24	\$ 197,737.29	\$ 213,872.65
Construction	\$ 1,464,897.76	\$ 1,523,493.67	\$ 1,647,810.75	\$ 1,782,272.11
Project Total	\$ 1,757,877.31	\$ 1,828,192.40	\$ 1,977,372.90	\$ 2,138,726.53
<b>Bluff Street (Hays St to US 290)</b>				
30% Design	\$ 41,424.62	\$ 43,081.60	\$ 46,597.06	\$ 50,399.38
Final Design	\$ 62,136.92	\$ 64,622.40	\$ 69,895.59	\$ 75,599.07
Construction	\$ 517,807.70	\$ 538,520.01	\$ 582,463.24	\$ 629,992.24
Project Total	\$ 621,369.24	\$ 646,224.01	\$ 698,955.89	\$ 755,990.69
<b>Hays Street (San Marcos St to RR 12)</b>				
30% Design	\$ 62,487.45	\$ 64,986.95	\$ 70,289.89	\$ 76,025.54
Final Design	\$ 93,731.18	\$ 97,480.43	\$ 105,434.83	\$ 114,038.31
Construction	\$ 781,093.15	\$ 812,336.88	\$ 878,623.57	\$ 950,319.25
Project Total	\$ 937,311.78	\$ 974,804.26	\$ 1,054,348.28	\$ 1,140,383.10



30% Design Total	\$ 600,949.57	\$ 624,987.55	\$ 675,986.53	\$ 731,147.03
Final Design Total	\$ 901,424.35	\$ 937,481.32	\$ 1,013,979.80	\$ 1,096,720.55
Construction Total	\$ 7,511,869.57	\$ 7,812,344.36	\$ 8,449,831.65	\$ 9,139,337.92
Projects Total	\$ 9,014,243.49	\$ 9,374,813.23	\$ 10,139,797.99	\$ 10,967,205.50

Note:

\*Annual Inflation: 4% **\$624,988 Total for 30% PSE's  
all Hays projects  
possible Budget '26?**

# New Dripping Springs Community Library Proposed Community Spaces

TIRZ PM Notes:  
250512 KS  
Item 4.

The Dripping Springs Community Library has long served as more than a place to borrow books- it is a vital cornerstone of our community. It provides an inclusive, welcoming environment where individuals of all ages and backgrounds can come together in pursuit of lifelong learning, civic engagement, and cultural enrichment.

As our community continues to grow and evolve, so too must our facilities. To meet the changing needs of current and future residents, we propose the addition of community spaces. These additions will not only expand the library's physical footprint, but also significantly enhance our programming capacity and the ability to serve a diverse and rapidly growing population.

Possible TIRZ / DSCL Priority Project Scopes:  
"Civic Infrastructure...Community Connectivity & Synergy" \$1,000,000

## I. Outdoor Amphitheater

Covered stage, power, lights, audio/visual, seating, shaded pavilion, restrooms

## II. Outdoor Children's Play Areas

Gathering spaces, shade, landscape, fencing, play equipment, etc.

## III. Cul de sac/Main Entrance

Improved paving, drop off zone, bollards, lighting, landscape

## IV. Great Lawn

Event spaces, gathering areas, shade/tents, outdoor furniture, food trucks, lighting, adjacent to amphitheater

## V. Pedestrian Circulation/Connectivity

Connect to city hike & bike trails, connect to open spaces, activity areas, lighting, fences etc.

## VI. Connectivity to High School

New sidewalks on Benny Lane connecting High School to new library

## VII. Community Meeting/Multi Purpose Rooms (2)

Technology, audio/visual, storage, pantry, access to deck and great lawn, 150 person capacity, available after hours

## VIII. Sustainable Stormwater Management

Rainwater collection, bio swales and bio filtration/ detention, user friendly, educational/interpretive info.

**Total**

**\$5,440,000.00**

☆ Project Scope / Cost  
Elements & Community  
Benefits

\$280,000.00

\$390,000.00

\$900,000.00

\$220,000.00

\$150,000.00

\$2,000,000.00

\$500,000.00

"Front Door to the  
Community /  
Civic Entry &  
Gateway"

"Walkability /  
Multi-Modal  
Community  
Transpo Goals"

"Walkability / Town  
& Gown  
Synergy"

"Best Practices /  
Sustainable/  
Enviro. DWQ  
Infrastructure"

\*\*\* "Split" % Direct  
Project Site  
Costs?

Note: Cost estimates used a Schematic Design Cost Estimate as a guide.



Table 15 - FY 2025 Estimated Ending Cash Balance

AVAILABLE CASH AS OF 3/31/2025 (INCLUDES FY24 TIRZ REVENUE)	\$	2,005,119
LESS: FY 2025 BUDGET	\$	(368,000)
PLUS: FY 2025 BUDGET SPENT AS OF 3/31/25	\$	132,788
REMAINING FY 2025 BUDGET	\$	(235,212)

<b>ESTIMATED TOTAL CASH POSITION AT END OF FY 25 (EXCLUDING FY25 TIRZ REVENUE)</b>	<b>\$</b>	<b>1,769,907</b>
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TIRZ NO. 1 REVENUE FOR FY 2025 (NOT YET RECEIVED)[a]	\$	562,714
TIRZ NO. 2 REVENUE FOR FY 2025 (NOT YET RECEIVED)[a]	\$	1,077,115
	\$	1,639,830

<b>ESTIMATED TOTAL CASH POSITION AT END OF FY 25 (INCLUDING FY25 TIRZ REVENUE)</b>	<b>\$</b>	<b>3,409,737</b>
--	-----------	------------------

To:  
TIRZ FY '26  
Budget Recap  
Worksheet

<b>USES OF FUNDS AVAILABLE AT END OF FY 25</b>		
FY 2026 Budget [b]	\$	368,000
	\$	368,000
Projected Surplus	\$	3,041,737

[a] FY 2025 revenue has not yet been received.

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

# Progress Report

## Old Fitzhugh Road PS&E

### May 2025

#### Description of Work Performed During the Past Period – May 2025

##### PROJECT MANAGEMENT

- Project management and administration
- TIRZ Board meeting - 1
- TxDOT progress meetings – 1
- City progress meetings – 1
- Meeting on Hardscape / Landscape Block with City – 1
- Internal Team meetings - 2

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

- TxDOT comments received 05/01/25
- Address TxDOT Comments on design plans
- Traffic control phasing updates for constructability
- Prepare 90% Submittal

##### DRAINAGE DESIGN

- TxDOT comments received 05/01/25
- Address TxDOT Comments on design plans
- Update storm drain horizontal location for constructability
- Prepare 90% Submittal

##### ILLUMINATION

- TxDOT comments received 05/01/25
- Address TxDOT Comments on design plans
- Prepare 90% Submittal

##### UTILITY COORDINATION

- Ongoing coordination meetings with City of Dripping Springs, Frontier, PEC, Spectrum, Fiberlight DSWS (biweekly)
- Submit Monthly Utility Status Report to TxDOT
- General coordination to facilitate relocations

##### ENVIRONMENTAL

- No tasks – cleared utilities

##### ROW SURVEYING

- No tasks this period

#### LANDSCAPE, STREETSCAPE, URBAN DESIGN

- Develop cross-section depicting landscape blocks
- Develop typical application depicting landscape blocks
- Coordination with supplier on availability / cut / pricing of landscape blocks

#### PS&E PREPARATION

- No tasks this period

#### PUBLIC ENGAGEMENT

- No tasks this period

### Anticipated Work to be Performed Next Period – June 2025

#### PROJECT MANAGEMENT

- Project management and administration
- TxDOT progress meetings – 1
- City progress meetings - 1

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

- Traffic control phasing updates for constructability
- Address TxDOT Comments on design plans
- Prepare an updated Easement Exhibit for Wolf Tract
- Construction easement map
- Prepare 90% Submittal

#### DRAINAGE DESIGN

- Prepare 90% Submittal

#### ILLUMINATION

- Prepare 90% Submittal

#### UTILITY COORDINATION

- Ongoing coordination meetings with City of Dripping Springs, Frontier, PEC, Spectrum, Fiberlight DSWS (biweekly)
- Submit Monthly Utility Status Report to TxDOT
- General coordination to facilitate relocations

#### ENVIRONMENTAL

- No tasks – cleared utilities

#### ROW SURVEYING

- Drainage easements metes+bounds
  - 215 Old Fitz
  - Wolf (if go-ahead received)

#### LANDSCAPE, STREETSCAPE, URBAN DESIGN

- Update design to reflect Bartlett Tree survey - received 06/04/25
- Update design to remove sawtooth curb design and transition to landscape blocks

- Prepare 90% Submittal

#### PS&E PREPARATION

- 90% Submittal Package 2

#### PUBLIC ENGAGEMENT

- No tasks anticipated next period

#### Project Needs – *This Period*

- Bartlett tree survey to incorporate in plan set - completed
- City support in continued coordination with DSWS - completed
- Spectrum - City support in escalating utility relocations - completed
- Obtain drainage easements on Old Fitz prior to construction – in progress

#### Project Challenges and Resolutions – *This Period*

- Spectrum contact is no longer responsive. Need to rush relocations. Progressed with Spectrum and reviewing their design plans currently.
- Drainage infrastructure could require small temporary easements or permanent easements on east side of Old Fitzhugh Road for minor swales with updated drainage modeling. Preparing map of construction easements. Need City support in obtaining construction easements.
- TxDOT reviews delayed. *Resolved - TxDOT comments on 01/31/25 submission received on 05/01/25.*
- TxDOT will require out-of-scope submittals including a second 90% and Ready-to-Let submission since 60% submission occurred prior to TxDOT engagement on the contract. Supplemental for additional work submitted.
- TxDOT paperwork (notably utilities) have required additional work outside scope of services, negotiated before TxDOT funding was procured. Supplemental for additional work submitted.
- Incorporation of update tree survey will require plan set from Bartlett. Minor delay in finalizing landscape plans, but files received on 06/04/25.

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

Submission	Current City / TIRZ Schedule	Previous TxDOT Schedule	Extended TxDOT Schedule	Actual Dates and Planned Schedule	Notes
	<i>Schedule approved with City and presented to TIRZ Board</i>	<i>TxDOT 2025 Letting Schedule</i>	<i>TxDOT Adjusted 2026 Letting Schedule</i>	<i>Escalated ahead of 2026 Letting Schedule</i>	
<b>90% PS&amp;E Submission</b>	January 2025	February 2025	N/A	January 2025	Completed. TxDOT is tracking this as a 60% submittal package.
<b>90% PS&amp;E Resubmission</b>	N/A	N/A	October 2025	June 2025	TxDOT will require a second 90% submission since the 60% design plans were reviewed by TxDOT “over-the-shoulder” without TxDOT paperwork. Design plans will be at 100% design stage with this submission. Awaiting Bartlett Tree survey received 06/04/25.
<b>100% PS&amp;E Submission</b>	April 2025	April 2025	December 2025	July 2025	
<b>Ready to Let PS&amp;E Submission</b>	May 2025	May 2025	February 2026	September 2025	Includes buffer for utility relocations to be completed.
<b>Let Date</b>	August 2025	August 2025	May 2026	December 2025	

### Current Utility Status

- Dripping Springs Water Supply – Joint Bid, updating 100% design plans per City comments
- PEC – 11/21/25 – has cushion but working on final date as this is tracking behind
- Frontier – 09/19/25
- Spectrum – 09/19/25
- Fiber light – Completed?



# Progress Report

## City of Dripping Springs TIRZ Task Order 3

May 2025

### Description of Work Performed During the Past Period

- TASK 1. TOWN CENTER SUPPORT**
  - No Tasks
- TASK 2. OLD FITZHUGH ROAD**
  - No Tasks
- TASK 3. DOWNTOWN PARKING / STEPHENSON LOT**
  - Address City of Dripping Springs comments on design plans
  - Revisions to electrical plan to drop temperature to 2700 K
  - Illumination Meeting with City of Dripping Springs on Dark Sky spreadsheet
  - Bid Document Coordination Meeting with City of Dripping Springs
- TASK 4. TRIANGLE**
  - No Tasks
- TASK 5. PROJECT MEETING AND COORDINATION**
  - Project administration
- TASK 6. EXPENSES**
  - None

### Project Challenges and Resolutions During the Past Period

- Additional work completed to develop Add Alternate design plans for parking lot electrical - SPI / GFCI receptacle.

### Anticipated Work to be Performed Next Period

- TASK 1. TOWN CENTER SUPPORT**
  - No Tasks
- TASK 2. OLD FITZHUGH ROAD**
  - No Tasks
- TASK 3. DOWNTOWN PARKING / STEPHENSON LOT**
  - Support ArchiTexas in development of bid documents
- TASK 4. TRIANGLE**
  - No Tasks
- TASK 5. PROJECT MEETING AND COORDINATION**
  - Project management and administration

**TASK 6. EXPENSES**

- None