



## DSRP BOARD OF DIRECTORS REGULAR MEETING

*City of Dripping Springs Ranch House*

*1042 Event Center Drive - Dripping Springs, Texas*

*Wednesday, May 13, 2026, at 11:00 AM*

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## AGENDA

### CALL TO ORDER & ROLL CALL

#### Board Members

Todd Purcell, Chair

Terry Polk, Vice Chair

Kathy Boydston

Mike Carroll

Sean Casey

Penny Reeves

Rich Lucas

#### Staff, Consultants, & Appointed/Elected Officials

Parks & Community Services Director Andy Binz

DSRP Event Center Manager Emily Nelson

DSRP Event Center Assistant Manager Lily Sellers

Deputy City Attorney Aniz Alani

Council Member Sherrie Parks

### 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 March 11, 2026 DSRP Board of Directors regular meeting minutes.**

## BUSINESS AGENDA

- 2. Public hearing, discussion, and possible action regarding the Dripping Springs Ranch Park Board of Director's Fiscal Year 2027 budget recommendation, and budget committee appointments.**
- 3. Discussion and possible action regarding a Haunted House and Hayride Use Agreement between the City of Dripping Springs and Hell Country Productions, Inc. for Dripping Springs Ranch Park.**
- 4. Discussion and possible action regarding updates to the Dripping Springs Ranch Park Portable Bleacher Rental Agreement.**

## REPORTS

*Reports listed are on file and available for review upon request. The Board may provide staff direction; however, no action shall be taken.*

- 5. DSRP Manager's Monthly Report**  
*Lily Sellers, DSRP Manager*

## 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

### **DSRP Board Meetings**

June 10, 2026, at 11:00 a.m.

July 8, 2026, at 11:00 a.m.

August 12, 2026, at 11:00 a.m.

September 9, 2026, at 11:00 a.m.

October 14, 2026, at 11:00 a.m.

**City Council Meetings**

May 19, 2026, at 6:00 p.m.

June 2, 2026, at 6:00 p.m.

June 16, 2026, at 6:00 p.m.

July 7, 2026, at 6:00 p.m.

July 21, 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](http://www.cityofdrippingsprings.com), on **May 6, 2026 at 4:00 PM.***

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*Maverick D. Coleman, Deputy 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.*



## DSRP BOARD OF DIRECTORS REGULAR MEETING

*City of Dripping Springs Ranch Park Event Center*

*1042 Event Center Drive - Dripping Springs, Texas*

*Wednesday, March 11, 2026, at 11:00 AM*

### MINUTES **DRAFT**

#### CALL TO ORDER & ROLL CALL

With a quorum of board members present, Chair Purcell called the meeting to order at 11:07 p.m.

**Board Members present were:**

Todd Purcell, Chair  
Kathy Boydston  
Mike Carroll  
Penny Reeves  
Rich Lucas

**Board Members absent were:**

Terry Polk, Vice Chair  
Sean Casey

**Staff, Consultants, & Appointed/Elected Officials**

Parks & Community Services Director Andy Binz  
DSRP Event Center Manager Emily Nelson  
DSRP Event Center Assistant Manager Lily Sellers  
Deputy City Attorney Aniz Alani  
Council Member Sherrie Parks

#### 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 February 11, 2026 DSRP Board of Directors regular meeting minutes.**

A motion was made by Board Member Reeves and seconded by Board Member Boydston, to approve the February 11, 2026 DSRP Board of Directors regular meeting minutes. The motion carried unanimously 5 to 0.

## BUSINESS AGENDA

2. **Discussion and possible action to approve a recommendation to City Council regarding a Tractor Sponsorship and Lease Agreement between the City of Dripping Springs and Tellus Equipment Solutions, LLC, for a term of 2 years.**

A motion was made by Board Member Carroll and seconded by Board Member Lucas, to approve a recommendation to City Council regarding a Tractor Sponsorship and Lease Agreement between the City of Dripping Springs and Tellus Equipment Solutions, LLC, for a term of 2 years. The motion carried unanimously 5 to 0.

3. **Discussion and possible action to approve a recommendation to City Council regarding a Co-Sponsorship and Brand Use Agreement between the City of Dripping Springs and Dripping Springs Vocational Ag Boosters Association Inc. dba Dripping Springs Ag Boosters for the 2026 Dripping Springs Rodeo.**

A motion was made by Board Member Reeves and seconded by Chair Purcell, to approve a recommendation to City Council regarding a Co-Sponsorship and Brand Use Agreement between the City of Dripping Springs and Dripping Springs Vocational Ag Boosters Association Inc. dba Dripping Springs Ag Boosters for the 2026 Dripping Springs Rodeo. The motion carried unanimously 5 to 0.

4. **Discussion and possible action to approve a recommendation to City Council regarding a Dripping Springs Ranch Park Use Agreement between the City of Dripping Springs and Dripping Springs Vocational Ag Boosters Association Inc. dba Dripping Springs Ag Boosters for a term of 3 years.**

A motion was made by Board Member Boydston and seconded by Board Member Reeves, to approve a recommendation to City Council regarding a Dripping Springs Ranch Park Use Agreement between the City of Dripping Springs and Dripping Springs Vocational Ag Boosters Association Inc. dba Dripping Springs Ag Boosters for a term of 3 years. The motion carried unanimously 5 to 0.

5. **PCS Strategic Plan Update.** *Andrew Binz, Director of Parks & Community Services*

Parks & Community Services Director Andrew Binz presented the update.  
No action was taken.

## REPORTS

*Reports listed are on file and available for review upon request. The Board may provide staff direction; however, no action shall be taken.*

6. **DSRP Manager's Monthly Report**

*Lily Sellers, DSRP Manager*

DSRP Manager Lily Sellers presented the update.  
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.*

## UPCOMING MEETINGS

**DSRP Board Meetings**

April 8, 2026, at 11:00 a.m.  
May 13, 2026, at 11:00 a.m.  
June 10, 2026, at 11:00 a.m.  
July 8, 2026, at 11:00 a.m.  
August 12, 2026, at 11:00 a.m.

**City Council Meetings**

March 17, 2026, at 6:00 p.m.  
April 7, 2026, at 6:00 p.m.  
April 21, 2026, at 6:00 p.m.  
May 5, 2026, at 6:00 p.m.  
May 19, 2026, at 6:00 p.m.

## ADJOURN

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

The meeting adjourned at 12:08 a.m.



The attached Budget Calendar outlines the statutory dates and planning activities for City Staff, Boards, Commissions, Committees and City Council as they relate to the Budget Process for Fiscal Year 2027. Calendar activities in RED note deadlines for staff & City Council, and Public Notifications. The Finance Director will coordinate with City Administration, the City Attorney and City Secretary regarding all notices, ordinances and resolutions as adopted, to include filing the proper documents with County and State Entities. The City Council will hold the following meetings regarding the Tax Rate and Budget Adoption:

- June 02, 2026: Budget Workshop
- June 16, 2026: Budget Workshop
- July 07, 2026: Budget Workshop
- July 21, 2026: Budget Workshop
- August 04, 2026: Budget Workshop, Set Proposed Tax Rate, and Discussion
- August 18, 2026: Budget Workshop
- September 01, 2026: Budget Workshop, Public Hearings on Tax Rate and Budget, and Possible Adoption of the Budget\*
- September 15, 2026: Adoption of Approved Budget and Tax Rate, and Ratification of Tax Rate\*\*

*\*The Council may choose to either adopt the budget or postpone adoption to the following meeting on September 15, 2026.*

*\*\*If the total property tax revenue is raised, the Council will need to Ratify the Tax Rate with a resolution.*

All other calendar dates are related to the budget planning process for City staff to include recommendations from boards, commissions, and committees. Budget process activities are listed below each calendar for reference. The following boards, commissions and committees will submit budget recommendations:

- DSRP Board of Directors
- Emergency Management Committee
- Farmers Market Committee
- Founders Day Committee
- Historic Preservation Commission
- Parks & Recreation Commission
- TIRZ No. 1 & No. 2 Board
- Transportation Committee

The Finance Director will provide staff with the proper forms and budget planning materials related to individual requests and department requests. Staff will work with their supervisor and the Finance Director to draft and submit their requests, and Staff Liaisons to Boards, Commissions and Committees will hold meetings to discuss and provide recommendations for requests. The City Secretary will make sure that each meeting following approval of the Budget Calendar has a budget review/recommendation added to the abovementioned board and commission agendas. The City Secretary does not draft committee agendas but is available to staff for assistance. Please make sure you attach, or forward for attachment documents for agenda discussion items.



March 03, 2026	City Council Approval of Budget Calendar and Presentation on Legislative Changes to the Budget Process
May 15, 2026	City Staff Department Budget Requests Due to Administration (includes individual staff member requests submitted to supervisors and IT related requests)
May 29, 2026	Board, Commission and Committee Budget Recommendations Due; City Staff Employee Pay Recommendations Due from Department Heads
June 02, 2026	City Council Budget Workshop
June 16, 2026	City Council Budget Workshop
June 26, 2026	Finance files Proposed Budget with City Secretary
July 07, 2026	City Council Budget Workshop
July 21, 2026	City Council Budget Workshop
August 04, 2026	City Council Budget Workshop, Set Proposed Tax Rate, and Discussion
August 13, 2026	Publication of Notice of Proposed Tax Rate, and Tax Rate and Budget Public Hearings ( <i>Submit for publication August 13, 2026</i> )
August 13, 2026	Begin Continuous Notice of Proposed Tax Rate on City Website with Public Hearing Dates for Budget and Tax Rate Hearing, and Notice of Tax Rate
August 18, 2026	City Council Budget Workshop
September 01, 2026	City Council Budget Workshop – Public Hearings on Tax Rate and Budget ( <i>Must take action to either adopt or postpone adoption of the Budget to the September 15, 2026, City Council meeting</i> )
September 15, 2026	City Council Meeting – Adoption of Budget, Ratification of the Tax Rate (if total property tax revenue is raised) and Adoption of the Tax Rate
September 16, 2026	Publication of Tax Rate and Budget on City Website, File Tax Rate and Budget with County and State Entities
September 24, 2026	Publication of Notice of Approved Tax Rate and Budget ( <i>Submit for publication on September 16, 2026</i> )

# March 2026

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
2	3	4	5	6
	<b>CC Meeting: Budget Presentation &amp; Budget Calendar Approval</b>		<b>Historic Preservation Commission Budget Discussion</b>	
9	10	11	12	13
<b>TIRZ Board Budget Discussion  Founders Day Committee Budget Discussion</b>		<b>DSRP Board Budget Discussion  Parks &amp; Recreation Commission Budget Discussion</b>		<b>**Staff obtain proper budget request forms from Finance Director</b>
16	17	18	19	20
			<b>Farmers Market Committee Discussion  Emergency Management Committee Budget Discussion</b>	
23	24	25	26	27
<b>Transportation Committee Budget Discussion  Founders Day Committee Budget Discussion</b>				<b>Departmental IT budget requests due to City Administrator</b>
30	31			

## ***Budget Activities***

- Finance provides necessary budget information and request forms to develop individual and department budget requests.
- Staff begins meeting with boards, commissions, committees, and council members to discuss budget recommendations and form budget planning committees, if that is usual practice.
- Staff department heads review IT related software and equipment requests with Administration, Finance & IT and determine any additional costs related to infrastructure. Requests due to Administration & Finance by March 27<sup>th</sup>.

**\*\*Dates may vary according to progress**

# April 2026

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
		1	2	3
			Historic Preservation Commission Budget Discussion	HOT Grant Application Available
<i>Staff review draft budget requests with supervisors and Finance Director</i>				
6	7	8	9	10
		DSRP Board Budget Discussion		
<i>Staff review draft budget requests with supervisors and Finance Director</i>				
13	14	15	16	17
TIRZ Board Budget Discussion  Founders Day Committee Budget Discussion		Parks & Recreation Commission Budget Discussion	Farmers Market Committee Budget Discussion  Emergency Management Committee Budget Discussion	
20	21	22	23	24
27	28	29	30	
Transportation Committee Budget Discussion				

## ***Budget Activities***

- Staff continues meeting with boards, commissions, committees, and council members to discuss budget recommendations and form budget planning committees, if that is usual practice.
- Staff reviews draft budget requests with supervisors and Finance.

# May 2026

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
				1
			Historic Preservation Commission Approve Recommendation	HOT Grant Applications Due
4	5	6	7	8
11	12	13	14	15
TIRZ Board Budget Approve Recommendation Founders Day Committee Discussion		DSRP Board Approve Recommendation		City Staff Department Budget Requests Due (Includes individual staff requests)
18	19	20	21	22
Transportation Committee Approve Recommendation		Parks & Recreation Commission Approve Recommendation	Farmers Market Committee Approve Recommendation Emergency Management Committee Approve Recommendation	
25	26	27	28	29
				Board, Commission, Committee, & Council Member Budget Recommendations Due

## Budget Activities

- City Staff continues meeting with boards, commissions, committees, and council members to review and approve budget requests and recommendations.
- City Staff continues to develop individual and department budget requests and updates them with feedback provided by Administration & Finance. Staff/Departmental requests due by May 15<sup>th</sup>.
- Administration, Finance & IT work with vendors and staff on options and costs for IT related expenses.
- Administration & Finance draft proposed budget and review with staff and council members as necessary.
- All board, commission, committee, and council member recommendations due to Administration & Finance by May 29<sup>th</sup>.

# June 2026

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
1	2	3	4	5
	CC Meeting: Budget Workshop			HOT Grant Program Recommendation Due
← Budget Review w/Mayor →				
8	9	10	11	12
Founders Day Committee Approve Recommendation				
← Budget Review w/Mayor →				
15	16	17	18	19
	CC Meeting: Budget Workshop			
← Budget Review w/Mayor →				
22	23	24	25	26
				Proposed Budget Filed with City Secretary & Post to Website
29	30			
	Special Council Meeting: Budget Workshop			

## Budget Activities

- Administration & Finance begin budget review with the Mayor.
- City Council holds Budget Workshop to review and discuss proposed budget on June 1<sup>st</sup>.
  - Review of Budget Process – Review of Assumptions
- City Council holds Budget Workshop to review and discuss proposed budget on June 16<sup>th</sup>.
- Finance files proposed budget with City Secretary on June 26<sup>th</sup>.
- Council holds Special Budget Workshop on June 30<sup>th</sup>:
  - General Fund – Admin, Communications, HR, Legal, City Sec, Maintenance, Project Management, Building, Planning, Finance, Emergency Management, IT & Parks
- City Secretary posts proposed budget on city website and copy given to reception for public inspection.

# July 2026

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
		1	2	3
6	7	8	9	10
	CC Meeting: Budget Workshop			
13	14	15	16	17
	Special Council Meeting: Budget Workshop			
20	21	22	23	24
	CC Meeting: Budget Workshop			Certified Tax Rolls Due (7/25)
27	28	29	30	31

## Budget Activities

- City Staff continues to meet with council members assigned to discuss recommendations.
- City Council holds Budget Workshop on July 7<sup>th</sup>.
  - Landscaping, Sidewalk, Parkland Development & Dedication and Agriculture Funds
- City Council Holds Special Budget Workshop on July 14<sup>th</sup>.
  - DSRP, DSVB, Farmers Market & Transportation
- City Council holds Budget Workshop on July 21<sup>st</sup>.
  - Founders Day & Historic Preservation

## August 2026

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
3	4	5	6	7
	CC Meeting: Budget Workshop  **Set Proposed Tax Rate			
10	11	12	13	14
	Special Council Meeting: Budget Workshop		**Publication of Proposed Tax Rate & Budget Public Hearings  Begin Continuous Notice on City website	
17	18	19	20	21
	CC Meeting: Budget Workshop			
24	25	26	27	28
31				

***Budget Activities***

- City Staff continues to meet with council members assigned to discuss recommendations.
- City Council holds Budget Workshop on August 4<sup>th</sup>. Review of Debt Service
- Council sets Proposed Tax Rate on August 4<sup>th</sup>.
- City Secretary submits notice to News-Dispatch regarding Public Hearing dates for proposed Tax Rate and Budget on August 6<sup>th</sup> for publication on August 13<sup>th</sup>.
- Council Holds Special Budget Workshop on August 11<sup>th</sup>.
  - Utility Fund, Impact Fees, TWDB Project & Capital Improvements
- City Secretary & Communications begin continuous notification of public hearing on city website on August 13<sup>th</sup>.
- City Council holds Budget Workshop on August 18<sup>th</sup>. Review of TIRZ

# September 2026

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
	1	2	3	4
	CC Meeting: Budget Workshop  Public Hearing on Tax Rate & Budget			
7	8	9	10	11
14	15	16	17	18
	CC Meeting: 2 <sup>nd</sup> Public Hearing on Tax Rate & Budget  Budget Adoption Tax Rate Ratification & Adoption	Publication of Tax Rate & Budget on City website  File Tax Rate & Budget with County and State Entities		
21	22	23	24	25
			Publication of Notice of Approved Tax Rate & Budget	
28	29	30		

## Budget Activities

- City Staff continues to meet with council members assigned to discuss recommendations.
- City Council holds Budget Workshop on September 1<sup>st</sup>.
- Council holds public hearings for Proposed Tax Rate & Budget on September 1<sup>st</sup>.
- City Council adopts Budget and Tax Rate on September 15<sup>th</sup>.
- Finance Director prepares Approved Budget for Fiscal Year 2026 with prescribed cover page.
- City Secretary submits notice to News-Dispatch regarding Approved Tax Rate and Budget on September 16<sup>th</sup> for publication on September 24<sup>th</sup>.
- City Secretary files Approved Tax Rate and Budget with Hays County and State Entities.

**Dripping Springs Ranch Park  
Proposed FY 2024 Departmental Budget**

Item 2.

GL Account	Description	FY 2025 Proposed	FY 2025 Adopted	FY 2026 Amended	FY 2026 Proposed	FY 2026 Adopted	FY 2026 Amended	FY 2027 Proposed	Notes
<b>Revenues</b>									
	<b>Transfers In</b>								
200-401-47004	TXF from Ag Facility	-			-			-	
200-401-47005	TXF from HOT	320,000.00			330,000.00			330,000.00	2026: Demo Garden, Washracks
	TXF for RV/ Parking Lot HOT								
	TXF for Drainage & Road Improvements HOT								
200-401-47007	TXF from General Fund								
	Carry Over from FY26							150,000.00	
200-401-47007	TXF from CLFRF								
	TXF from Landscape Fund								
	<b>Total Transfers In</b>	<b>320,000.00</b>			<b>330,000.00</b>			<b>480,000.00</b>	
	<b>Co-Sponsored Events</b>								
	DS Fair and Rodeo	7,900.00			7,900.00			7,900.00	
	TBI Roping Club	1,950.00			1,950.00			1,950.00	
	Texas Hill Country Barrel Racing Association	2,175.00			2,175.00			2,175.00	
	<b>Total Co-Sponsored Events</b>	<b>12,025.00</b>			<b>12,025.00</b>			<b>12,025.00</b>	
200-401-44000	<b>Sponsorships &amp; Donations</b>								
	DSRP General Sponsorship	20,000.00			20,000.00			20,000.00	
	VIP Box Annual Sponsorship	9,750.00			9,750.00			9,750.00	
	Arena Sponsorship (Signage)	10,500.00			10,000.00			10,000.00	
	General Donations								
	<b>Total Sponsorships &amp; Donations</b>	<b>40,250.00</b>			<b>39,750.00</b>			<b>39,750.00</b>	
	<b>DSRP Events</b>								
200-401-44006	Riding Series	32,000.00			38,000.00			40,000.00	
200-401-44007	Community Events (Spring & Fall Event)	2,000.00			8,000.00			10,000.00	Haunted House, Fall Fest, Eggstravaganza
	<b>Total DSRP Events Income</b>	<b>34,000.00</b>			<b>46,000.00</b>			<b>50,000.00</b>	
	<b>DSRP Education &amp; Programming</b>								
200-401-44005	Coyote Kids Nature Camp	137,100.00			140,000.00			140,000.00	
200-401-44008	Tween Scene	2,000.00			4,000.00			4,000.00	
200-401-44008	Afterschool	\$35,000			\$35,000			\$30,000	50% capacity first year
200-401-44008	School Year Archery	\$ 10,000.00			\$ 10,000.00			\$ 5,000.00	Contract Agreement Now
200-401-44008	Family Programming	3,000.00			3,000.00			3,000.00	Family Campouts Nerf Nights
200-401-44008	Adult Programs	2,000.00			2,000.00			2,000.00	Adult Photography, Cooking.....
200-401-44008	Nature Walks-Master Naturalists	\$ 1,000.00			\$ 500.00			\$ 500.00	Master Naturalist Programming
	<b>Total DSRP Education &amp; Programming Income</b>	<b>190,100.00</b>			<b>194,500.00</b>			<b>184,500.00</b>	

**Dripping Springs Ranch Park  
Proposed FY 2024 Departmental Budget**

Item 2.

GL Account	Description	FY 2025 Proposed	FY 2025 Adopted	FY 2026 Amended	FY 2026 Proposed	FY 2026 Adopted	FY 2026 Amended	FY 2027 Proposed	Notes
	<b>Main Event Center &amp; Park Fees</b>								
200-401-43012	Event Facility Rental (Entire Park & Event Ctr.) - \$18,000.00	18,000.00			22,000.00			22,000.00	
200-401-43012	Main Indoor Arena Rental - \$40,000.00	40,000.00			35,000.00			35,000.00	
200-401-43012	Special Event Room Rental (Large) - \$20,000.00	20,000.00			32,000.00			32,000.00	
200-401-43012	Main Concessions Stand - \$5,000.00	5,000.00			5,000.00			5,000.00	
200-401-43012	VIP Box Rentals \$500.00	500.00			500.00			500.00	
200-401-43012	Outdoor Arena - \$5,000.00	5,000.00			500.00			500.00	
200-401-43012	Field Rental + Ranch House Grounds- \$3,000.00	3,000.00			3,000.00			3,000.00	
200-401-43012	*Special Event Room Rental (Small) - Addition - \$12,000.00	12,000.00			8,000.00			8,000.00	
200-401-43012	*Small Indoor Arena - Addition - \$5,000.00	5,000.00			5,000.00			5,000.00	
200-401-43012	*Concession Stand- Addition - \$5,000.00	5,000.00			500.00			500.00	
200-401-43012	Security Deposits & Other Liabilities								
200-401-43011	RV Site Fee	18,000.00			18,000.00			20,000.00	
200-401-43011	Camping Site Fee	1,000.00			1,000.00			1,000.00	
	<b>Total Main Event Center &amp; Park Fees</b>	<b>132,500.00</b>			<b>130,500.00</b>			<b>132,500.00</b>	
	<b>Small Barn Layover &amp; Boarding</b>								
	Small Barn Boarding-\$7,200.00	-			-			-	Small Barn Boarding closed
	Layover Stalling (Paddocks)-td								
	<b>Total Small Barn Layover &amp; Boarding Fees</b>	<b>-</b>			<b>-</b>			<b>-</b>	
	<b>Livestock Pen Rental</b>								
200-401-43010	Horse Stall Rentals-\$22,000.00	29,000.00			33,500.00			33,500.00	
	Hog/Pig Pen Rentals-\$2,000.00	-			-			-	
	Cattle Panel Rentals-\$1,000.00	1,000.00			-			-	
	<b>Total Livestock Pen Rental Fees</b>	<b>30,000.00</b>			<b>33,500.00</b>			<b>33,500.00</b>	
<b>200-401-43013</b>	<b>Equipment Rental</b>								
	Equipment Rental	6,000.00			10,000.00			15,000.00	
	*Table Rentals								
	*Chair Rentals								
	Electrical & Extension Cords								
	Portable Bleacher Rentals								
	<b>Total Equipment Rental Fees</b>	<b>6,000.00</b>			<b>10,000.00</b>			<b>15,000.00</b>	
<b>200-401-46006</b>	<b>Merchandise Sales</b>								
	Shavings - \$ 15,000.00	20,000.00			20,000.00			18,000.00	
	Retail: DSRP Hats, Tees-\$500.00	500.00			500.00			500.00	

**Dripping Springs Ranch Park  
Proposed FY 2024 Departmental Budget**

Item 2.

GL Account	Description	FY 2025 Proposed	FY 2025 Adopted	FY 2026 Amended	FY 2026 Proposed	FY 2026 Adopted	FY 2026 Amended	FY 2027 Proposed	Notes
	Sales Tax \$900.00	1,565.20			2,000.00			2,000.00	
	Peak Beverage				1,500.00			2,000.00	
	<b>Total Merchandise Sales Revenues</b>	<b>22,065.20</b>			<b>24,000.00</b>			<b>22,500.00</b>	
<b>200-401-42008</b>	<b>Riding Permits</b>								
	Annual Park Pass - \$4,500.00	9,000.00			9,000.00			9,000.00	
	Day Pass - Indoor - \$500.00	500.00			1,000.00			1,000.00	
	<b>Total Riding Permit Revenues</b>	<b>9,500.00</b>			<b>10,000.00</b>			<b>10,000.00</b>	
<b>200-401-46001</b>	<b>MISC.</b>								
	Staff Fees for Events	3,000.00			3,500.00			3,500.00	
	Misc. Fees	1,000.00			1,200.00			1,200.00	
	Cleaning Fees	25,000.00			20,000.00			20,000.00	
	Other Income	500.00			500.00			500.00	
	Interest Income	600.00			-			-	get from Shawn
	<b>Total Livestock Pen Rental Fees</b>	<b>30,100.00</b>			<b>25,200.00</b>			<b>25,200.00</b>	
<b>Total Revenues</b>		<b>826,540.20</b>			<b>855,475.00</b>			<b>1,004,975.00</b>	
<b>Expenditures</b>									
<b>200-401-66001</b>	<b>Advertising</b>								
	Advertising	\$ 15,000.00			\$ 15,000.00			\$ 15,000.00	HOT
	Social Media Marketing (Boosts, etc.)								
	Print Marketing (Sandwich Boards, Event Signage)- \$1,250.00								
	DSRP-Professional Photo Shoot for Brochures- \$3,500.00								
	Event Signage -\$1,500.00								
	<b>Total Advertising</b>	<b>15,000.00</b>			<b>15,000.00</b>			<b>15,000.00</b>	
	<b>Event Center Professional Memberships</b>								
	The League of Agriculture & Equine Centers	290.00			-			-	chose not to move forward
	American Quarter Horse Association Membership (SHOT Show)								chose not to move forward
	National Recreation & Parks Association (4x Memberships)	437.50			-			-	on PCS Budget
	<b>Total Event Center Professional Memberships</b>	<b>727.50</b>			<b>-</b>			<b>-</b>	
	<b>Staff Development, Training and Education</b>								
	The League of Agriculture Conference								

**Dripping Springs Ranch Park  
Proposed FY 2024 Departmental Budget**

Item 2.

GL Account	Description	FY 2025 Proposed	FY 2025 Adopted	FY 2026 Amended	FY 2026 Proposed	FY 2026 Adopted	FY 2026 Amended	FY 2027 Proposed	Notes
	Footing Academy Training & Certification								Kiser coming to Ranch Park--ALL STAFF - not participating this year
	Maintenance Training								Moved to PCS
	NRPA Conference	\$8,000			\$0			\$0	Moved to PCS
	ANCA Training	\$4,000			\$0			\$0	Moved to PCS
	Event Based Training	\$2,500			\$0			\$0	Moved to PCS
	TRAPS Maintenance Rodeo				-			-	Moving to Parks Maintenance
	TRAPS Annual Conference	1,200.00			-			-	Moved to PCS
	Heavy Equipment Training & Certification								Moving to Parks Maintenance
	<b>Total Staff Development, Training and Education</b>	<b>\$15,700</b>			<b>\$0</b>			<b>\$0</b>	
200-401-63004	<b>Dues, Fees and Subscriptions</b>								
	General -	4,000.00			4,600.00			4,600.00	
	Bank Fees								
	ACTIVE net Fees - 1.2854% - \$4383.44								Converting to Civic Rec
	Online Job Postings (Facebook, Indeed)-\$400.00	400.00			400.00			400.00	
	<b>Total Dues, Fees and Subscriptions</b>	<b>4,400.00</b>			<b>5,000.00</b>			<b>5,000.00</b>	
	<b>DSRP On-Call</b>								<b>shifting to parks budget</b>

**IMPROVEMENTS (CIP)**

200-401-71008	<b>DSRP Event Center Improvements</b>								
	FY 2022-Ticket + Show Office+ Office Renovation Phase I - \$16,000								
	Outdoor Playscape Cover								per council member request
	Main Restroom Remodel							200,000.00	HOT
	Storage Shelving in Maintenance Bay and Office								DSRP Pay
	Storage Barn/Expansion (Panels & Equipment Storage)								
	Event Center Air Circulation Improvement, Large Ventilation Fans								HOT
	Nature Center Phase 1 (renderings and concepts)	50,000.00							DSRP Pay Conceptual Plans
	Install Fans over Stall Area & New Expansion								
	Wayfinding Signage \$50,000								
	Bleacher Expansion- \$57,222.00								
	Roof Sealing	150,000.00			560,000.00				HOT
	Outdoor Arena Phase 1	150,000.00							HOT

**Dripping Springs Ranch Park  
Proposed FY 2024 Departmental Budget**

Item 2.

GL Account	Description	FY 2025 Proposed	FY 2025 Adopted	FY 2026 Amended	FY 2026 Proposed	FY 2026 Adopted	FY 2026 Amended	FY 2027 Proposed	Notes
	Improved HVAC and Light Controls	20,000.00							HOT - moved below to Daikin repairs
	Roll Off Dumpster Area (concrete, large doors)\$25,000.00								
	Close in 2 Bays of Vendor Hall on West Side (Security & Storage) -\$125,00.00								
	Parking Lot Restriping								Complete
	Front Entry Security Gate-\$250,000.00								
	Perimeter & Entrance Fencing (RR12 & Event Ctr. Drive)								DSRP Pay
	Stall Identification Project (Stall Card Holder & Stall # Plate)								Complete
	Ribbon Curbing in Stall Area								Significant damage to asphalt converting single to double stalls. Concrete will help reduce damages.
	Climate Control-Livestock Addition Arena Area - \$500,000-600,000.00								
	Wash Rack Renovation				8,000.00				dsrp raised funds
	Replace Exterior Facility Lights				27,250.00				an additional \$93,220 for Outdoor Arena - dsrp raised funds
	Restripe Parking Lot				5,000.00				dsrp raised funds
	Daikin Repairs				98,000.00				HOT
	<b>Demonstration Garden</b>							50,000.00	
	<b>Total DSRP Event Center Improvements</b>	<b>370,000.00</b>			<b>698,250.00</b>			<b>250,000.00</b>	
<b>Total Improvements</b>		<b>370,000.00</b>			<b>698,250.00</b>			<b>250,000.00</b>	

**MAINTENANCE**

<b>Event Center General Maintenance and Repair</b>									
	General	35,000.00			35,000.00			35,000.00	
	Fire Alarm System Replacement								Carried over from previous year
	Arena Footing Annual Replacement (Arena Footing Maintenance) - \$10,000	12,000.00			18,000.00			18,000.00	
	Lift Station Maintenance	12,000.00			5,000.00			5,000.00	
	Replacement of 2 AC's Annually-tbd \$50,000	50,000.00			50,000.00			50,000.00	
	Sealing Floor in Small Event Room-tbd								

**Dripping Springs Ranch Park  
Proposed FY 2024 Departmental Budget**

Item 2.

GL Account	Description	FY 2025 Proposed	FY 2025 Adopted	FY 2026 Amended	FY 2026 Proposed	FY 2026 Adopted	FY 2026 Amended	FY 2027 Proposed	Notes
	<b>Total Gen. Maint</b>	<b>109,000.00</b>			<b>108,000.00</b>			<b>108,000.00</b>	
200-401-63024	<b>Stall Cleaning &amp; Repair</b>								
	Replacing Damaged Wood-Phase 1-\$2,000.00	2,000.00			2,000.00			2,000.00	
	Cleaning & Sanitizing Stall Areas-2x year-tbd	2,000.00			2,000.00			2,000.00	
	<b>Total Stall Cleaning &amp; Repair</b>	<b>4,000.00</b>			<b>4,000.00</b>			<b>4,000.00</b>	
	<b>Small Barn Maintenance</b>								
	Repair of Steer Holding Pens -\$2,000.00								
	Estimated Cost of Maintenance (fixtures, plumbing, electrical, fencing, base material)-\$2,500.00	2,500.00			-			-	
	<b>Total Small Barn Maintenance</b>	<b>2,500.00</b>			<b>-</b>			<b>-</b>	
200-400-63035	<b>Ranch House Maintenance</b>	<b>10,000.00</b>			<b>10,000.00</b>			<b>10,000.00</b>	
	<b>Grounds Maintenance</b>								
	Lawn Maintenance	19,690.00			-			-	Moved to PCS
	Trail Maintenance	2,000.00			-			-	Moved to PCS
	<b>Total Grounds Maintenance</b>	<b>21,690.00</b>			<b>-</b>			<b>-</b>	
	<b>Maintenance Contracts</b>								
	Fire Alarm System	6,657.24			6,657.24			6,657.24	
	Pinnacle Fire Prevention-Annual Maintenance Contract-\$								
	AC Annual Service & Repair Contract - Daikin	7,896.00			8,628.00			8,892.00	
	<b>Total Maintenance Contracts</b>	<b>14,553.24</b>			<b>15,285.24</b>			<b>15,549.24</b>	
	<b>Janitorial Services</b>								
	Weekly Custodial	16,644.00			16,644.00			16,644.00	\$1387 per month
	Event Custodial Services	25,000.00			18,000.00			18,000.00	12,628.50 as of 6/9/25
	<b>Total Janitorial Services</b>	<b>41,644.00</b>			<b>34,644.00</b>			<b>34,644.00</b>	
	<b>Total Maintenance</b>	<b>203,387.24</b>			<b>171,929.24</b>			<b>172,193.24</b>	

**EQUIPMENT**

	<b>Ranch Equipment</b>								
	Equipment General								New Tractor, ATV, and ATV Drag
	Equipment General - 2nd Floor Scrubber for new addition\$7500								
	2 Porta Cools Need @ \$2600								Floor Fans

**Dripping Springs Ranch Park  
Proposed FY 2024 Departmental Budget**

Item 2.

GL Account	Description	FY 2025 Proposed	FY 2025 Adopted	FY 2026 Amended	FY 2026 Proposed	FY 2026 Adopted	FY 2026 Amended	FY 2027 Proposed	Notes
	Large Fans for Vendor Hall, concession area, barn area, bleacher area								
	2nd Little Wonder stall vacuum								
	Small Tractor-Pull the Little Wonder	41,000.00							Replace Kubota
	UTV-QUAD Replace Kioti-\$15,000.00	16,000.00							Replace Mule
	Panel Racks								
	Motorized Pallet Jack-\$2,599.00								
	Equipment Maintenance-\$25,000.00	25,000.00			25,000.00			25,000.00	
	Equipment Rentals for Maintenance- \$1,000.00	3,000.00			3,000.00			4,000.00	
	Manure Dumpsters				12,000.00			12,000.00	
	<b>Total Ranch Equipment</b>	<b>85,000.00</b>			<b>40,000.00</b>			<b>41,000.00</b>	
	<b>*AV Equipment</b>								
	AV Replacement (Event Center & Arena)- \$85,000.00								Currently in Bid Process--HOT request from above
	AV System/Tower Maintenance Contract							35,000.00	waiting on Jason
	AV Maintenance Supplies (Cords,etc.)	5,000.00			5,000.00			5,000.00	
	Microphones (Replacement, Repairs)- \$1,000.00								
	Replace Gooseneck Microphones				16,578.37				
	<b>Total AV Equipment</b>	<b>5,000.00</b>			<b>21,578.37</b>			<b>40,000.00</b>	
	<b>Total Equipment</b>	<b>90,000.00</b>			<b>61,578.37</b>			<b>81,000.00</b>	
<b>VEHICLE FLEET</b>									
	<b>Fleet Acquisition</b>	-			-			-	
	<b>Fleet Maintenance</b>	5,500.00			5,500.00			2,500.00	DSRP Dually
	<b>Total Vehicle Fleet</b>	<b>5,500.00</b>			<b>5,500.00</b>			<b>2,500.00</b>	
<b>SPONSORED EVENTS &amp; PROGRAMING</b>									
	<b>Co-Sponsored Event &amp; Partnerships</b>								
	DSRP Fair & Rodeo -\$10,000	7,900.00			7,900.00			7,900.00	
	D Bar S Team Roping Club-\$25.00								
	Texas Hill Country Barrel Racing Association-\$25.00								
	<b>Total Co-Sponsored Event &amp; Partnerships</b>	<b>7,900.00</b>			<b>7,900.00</b>			<b>7,900.00</b>	
	<b>*DSRP Sponsorship Expenses</b>								

**Dripping Springs Ranch Park  
Proposed FY 2024 Departmental Budget**

Item 2.

GL Account	Description	FY 2025 Proposed	FY 2025 Adopted	FY 2026 Amended	FY 2026 Proposed	FY 2026 Adopted	FY 2026 Amended	FY 2027 Proposed	Notes
	VIP Booths, Arena Signage (Banners, etc.)-\$1,500.00	1,500.00			1,500.00			1,500.00	
	Misc. (flyers, thank you cards, etc.)-\$500.00	600.00			600.00			600.00	
	<b>Total DSRP Sponsorship Expenses</b>	<b>2,100.00</b>			<b>2,100.00</b>			<b>2,100.00</b>	
	<b>DSRP Events</b>								
	Riding Series	32,000.00			28,000.00			25,000.00	
	Dressage Shows								
	Hunter Jumper Shows								
	Play Day Events								
	Shot Show								Strike
	Community Events	700.00			1,500.00			1,500.00	Done with Sponsorships
	<b>Total DSRP Events</b>	<b>32,700.00</b>			<b>29,500.00</b>			<b>26,500.00</b>	
	<b>DSRP Education &amp; Programming</b>								
	Coyote Kids Nature Camp Supplies	16,000.00			16,000.00			16,000.00	
	Coyote Kids Nature Camp Staff	108,246.48			108,246.48			108,246.48	
	Afterschool Supplies	5,000.00			5,000.00			5,000.00	
	Afterschool Staff	30,000.00			30,000.00			30,000.00	
	Tween Scene	2,000.00			2,000.00			2,000.00	
	School Year Archery	4,000.00			4,000.00			500.00	
	Basic Horsemanship/Pony Club Clinics	-			-			-	Strike
	Misc. Programming-tbd	2,000.00			2,000.00			2,000.00	
	<b>Total DSRP Education &amp; Programming</b>	<b>167,246.48</b>			<b>167,246.48</b>			<b>163,746.48</b>	
	<b>Total Events &amp; Programing</b>	<b>209,946.48</b>			<b>206,746.48</b>			<b>200,246.48</b>	

**SUPPLIES**

	<b>DSRP Event Center Postage</b>								
	<b>Network, Communications, IT/Office Equipment</b>								
	Security Cameras (Loss Prevention)								Research
	Facility WIFI Replacement + Networking -\$175,000.00								
	Contracted Printer/Copier	2,500.00			2,500.00			2,500.00	Contracted Printer/Copier instead of printers
	Event Center Software \$6,000.00								
	Productive Parks Software	2,104.00			-			-	Move to PCS
	DSRP Server- \$5000.00								
	Duraphones (Replacement, Repairs)-\$1,200.00 or cell phones	500.00			1,200.00			1,200.00	3 admin cell phones

**Dripping Springs Ranch Park  
Proposed FY 2024 Departmental Budget**

Item 2.

GL Account	Description	FY 2025 Proposed	FY 2025 Adopted	FY 2026 Amended	FY 2026 Proposed	FY 2026 Adopted	FY 2026 Amended	FY 2027 Proposed	Notes
	<b>Total Network, Communications, IT/Office Equipment</b>	5,104.00			3,700.00			3,700.00	
	<b>General Supplies</b>								
	Consumable Supplies								
	Consumable Supply Provider Contract								
	Uniforms	1,000.00			1,000.00			1,000.00	680/per maintenance person, office team gear
	Water								
	<b>Total General Supplies</b>	<b>1,000.00</b>			<b>1,000.00</b>			<b>1,000.00</b>	
	<b>Ranch House Furnishings &amp; Equipment</b>								
	Ranch House Supplies & Furniture	1,000.00			1,000.00			1,000.00	General Fund?
	<b>Total Ranch House Supplies</b>	<b>1,000.00</b>			<b>1,000.00</b>			<b>1,000.00</b>	
	<b>Rental Products</b>								
	Tables & Chairs (Large Event Room)-\$10,148.79								Table/Chair rack, replacement tables/chairs
	<b>Total Rental Products</b>	-			-			-	
	<b>Office Equipment &amp; Supplies</b>								
	Event, Sandwich Board & Policy Signage	10,000.00			10,000.00			7,500.00	
	<b>Total Office Equipment &amp; Supplies</b>	<b>10,000.00</b>			<b>10,000.00</b>			<b>7,500.00</b>	
	<b>Merchandise Sales &amp; Supplies</b>								
	Shavings-\$7,000.00	15,000.00			15,000.00			20,000.00	
	Retail: DSRP Hats, Tees-\$500.00	500.00			500.00			500.00	
	Sales Tax	1,565.20			1,565.20			1,565.20	
	<b>Total Merchandise Sales &amp; Supplies</b>	<b>17,065.20</b>			<b>17,065.20</b>			<b>22,065.20</b>	
	<b>Other Expenses</b>								
	Previously-\$20,500.00	20,000.00			20,000.00			20,000.00	
	<b>Total Other Expenses</b>	<b>20,000.00</b>			<b>20,000.00</b>			<b>20,000.00</b>	
	<b>Total Supplies</b>	<b>54,169.20</b>			<b>52,765.20</b>			<b>55,265.20</b>	

**UTILITIES**

	<b>Utilities Total</b>								
	Natural Gas/Propane	2,500.00			2,500.00			3,000.00	
	Electric (Pedernales Electric)	60,000.00			90,000.00			90,000.00	
	On call Phone-\$2,000.00	501.60			-			-	
	Water-\$10,000.00	7,000.00			15,000.00			15,000.00	

**Dripping Springs Ranch Park  
Proposed FY 2024 Departmental Budget**

Item 2.

GL Account	Description	FY 2025 Proposed	FY 2025 Adopted	FY 2026 Amended	FY 2026 Proposed	FY 2026 Adopted	FY 2026 Amended	FY 2027 Proposed	Notes
	Fire Alarm-\$1080.00	6,660.00			6,660.00			6,660.00	
	Internet	6,212.40			6,212.40			6,212.40	
	Phone - Spectrum	2,700.00			2,700.00			2,700.00	
	Septic	750.00			750.00			750.00	
	Portable Toilets-\$5,780.00	2,500.00			2,500.00			2,500.00	
	<b>Total Utilities</b>	<b>88,824.00</b>			<b>126,322.40</b>			<b>126,822.40</b>	
<b>MISCELLANEOUS</b>									
	<b>MISC</b>								
	Mileage	500.00			500.00			500.00	
	Transfer to Vehicle Replacement Fund	29,595.00			29,595.00			29,595.00	
	TX to General Fund	-			-			-	
	TXF HCLE ( Hays County Livestock Exposition Board)	13,200.00			13,200.00			13,200.00	
	Contingencies (Emergency)	50,000.00			50,000.00			50,000.00	
	<b>Total Misc.</b>	<b>93,295.00</b>			<b>93,295.00</b>			<b>93,295.00</b>	
	<b>Total Expenditures</b>	<b>1,150,949.42</b>			<b>1,436,386.69</b>			<b>1,001,322.32</b>	
	<b>Balance</b>	<b>(324,409.22)</b>			<b>(580,911.69)</b>			<b>3,652.68</b>	

**Dripping Springs Ranch Park  
Proposed FY 2024 Departmental Budget**

*Item 2.*

GL Account	Description	FY 2025 Proposed	FY 2025 Adopted	FY 2026 Amended	FY 2026 Proposed	FY 2026 Adopted	FY 2026 Amended	FY 2027 Proposed	Notes
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**STAFF REPORT**  
**City of Dripping Springs**  
**PO Box 384**  
**511 Mercer Street**  
**Dripping Springs, TX 78602**

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**Submitted By:** Lily Sellers, Dripping Springs Ranch Park Manager

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**DSRP Board Meeting Date:** May 13, 2026

**Agenda Item Wording:** Discuss and consider approval of Professional Services & Use Agreement between the City of Dripping Springs and Hell Country Productions, Inc. for a Haunted House at Dripping Springs Ranch Park.

**Agenda Item Requestor:** Aaron Sulser and Lily Sellers

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**Summary/Background:** After a successful Haunted House event last year, Hell Country Haunts would like to host their annual Haunted House at Dripping Springs Ranch Park again this year. This will be the 6<sup>th</sup> year for Hell Country Haunt to host their haunt onsite.

**Staff Recommendation:** Approve as presented with DSRP staff facilitating all operational needs and any additional city requirements pre and post opening of the seasonal attraction/event.

**Attachments:** DRAFT Haunted House and Hayride Use Agreement

**Next Steps/Schedule:** City Council Contract Execution

## HAUNTED HOUSE AND HAYRIDE USE AGREEMENT

This **Haunted House and Hayride use Agreement** (“**Agreement**”) is entered into effective as of \_\_\_\_\_, (the “**Effective Date**”), by and between the **City of Dripping Springs, Texas**, a Texas general law municipality (the “**City**”), and **Hell Country Productions, Inc.**, (the “**Contractor**”). The City and Contractor may be referred to individually as a “**Party**” and collectively as the “**Parties**”.

### Recitals

- A. The City owns, operates, or manages the Dripping Springs Ranch Park Event Center and desires to make limited space available for a seasonal haunted house and hayride attraction, subject at all times to City approval, public safety requirements, facility rules, applicable law, and the terms of this Agreement.
- B. Contractor desires to construct, staff, provide, and operate a temporary haunted house attraction and related hayride transportation service for the public at the Dripping Springs Ranch Park Event Center.
- C. Contractor represents that it has the experience, personnel, volunteers, equipment, judgment, and resources necessary to safely and professionally provide the attraction and related services contemplated by this Agreement.
- D. The Parties intend this Agreement to be an evergreen, city-friendly professional use agreement and not a lease, partnership, joint venture, employment agreement, or co-sponsorship agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, the Parties agree as follows:

1. **Project Summary; Standard of Care.** Contractor shall provide a temporary Haunted House and Hayride Attraction at the Dripping Springs Ranch Park Event Center (the “**Attraction**”). The Attraction includes the construction and operation of a temporary haunted house set and the operation of a hayride to transport patrons from parking areas to the haunted house. Contractor shall perform all obligations under this Agreement in a timely, courteous, professional, safe, and workmanlike manner consistent with applicable laws, generally accepted industry standards, and City requirements for public events and facility use.
2. **Evergreen Term; No Fixed Expiration Date.** The term of this Agreement begins on the Effective Date and continues year-to-year until terminated in accordance with this Agreement. This Agreement has no fixed expiration date. Each calendar year during the term of this Agreement is an “**Agreement Year.**” Completion of a particular year’s Attraction, final payment, final accounting, move-out, cleanup, restoration, delivery of incident reports, and delivery of required post-event documentation does not terminate this Agreement unless a Party terminates it as provided herein.

- 3. Annual Schedule; Default Six Operating Days.** For each Agreement Year, the default schedule shall include **six (6) operating days** for the Attraction, unless the Parties mutually agree in writing to more or fewer operating days for that Agreement Year. The specific on-site setup period, move-out deadline, operating dates, and operating hours for each Agreement Year shall be determined annually by mutual written agreement of the Parties and shall be subject to City approval. Contractor may not advertise any event date or time as final, begin setup, operate the Attraction, or conduct move-out except during the periods approved in writing by the City for the applicable Agreement Year.
- 4. Annual Approvals and Pre-Opening Requirements.** Before each Agreement Year's public advertisement, ticket sales, setup, construction, or operation, Contractor shall obtain City approval of the annual schedule and all City-required plans, inspections, insurance certificates, security arrangements, emergency planning, traffic controls, signage, lighting, hayride equipment, route, loading and unloading areas, and any other pre-opening requirements. The annual schedule may be adjusted for safety, weather, staffing, facility availability, emergency conditions, City operations, or other City-approved reasons.
- 5. City Control; No Leasehold Interest.** This Agreement grants Contractor only a limited, revocable, non-exclusive right to use approved portions of City property during the City-approved setup, operation, and move-out periods for each Agreement Year. This Agreement does not create a lease, easement, possessory interest, property interest, franchise, or exclusive right to use City property. The City retains ultimate control over the premises and may issue reasonable directions relating to public safety, facility protection, patron flow, parking, weather, emergency conditions, City operations, and compliance with this Agreement.
- 6. Contractor Duties.** Contractor is responsible for planning, construction, staffing, volunteer coordination, operation, safety coordination, and removal of the Attraction. Contractor shall:

  - (a) Build a temporary set to serve as a haunted house that adheres to approved specifications and complies with the City of Dripping Springs' municipal codes and all requirements necessary to obtain proper permits and approvals. If the set is altered from the original proposed or approved submission, Contractor must obtain further written approval before commencing or continuing construction of the altered portion from the Recreation Program Manager or designee, in consultation with the City Emergency Management Coordinator.
  - (b) Represent the City and the Attraction in a professional manner.
  - (c) Communicate progress, goals, operational needs, and issues with Parks and Community Services Management.
  - (d) Provide and maintain a safe environment for all Attraction patrons by complying with park rules, facility rules, approved operational plans, and all rules, ordinances, regulations, and laws adopted or enforced by Hays County, the City of Dripping Springs, the State of Texas, and any other governmental authority with jurisdiction.

- (e) Engage in excellent communication and customer service while working with the public.
- (f) Submit a security plan to the City Emergency Management Coordinator for review and approval and provide proof of retained security during all hours of operation.
- (g) Work with the City Emergency Management Coordinator and Parks and Community Services Management to create and implement an Emergency Action Plan for the Attraction.
- (h) Provide and operate a hayride that transports patrons from parking to the haunted house. The City Emergency Management Coordinator and Parks and Community Services Management must approve the hayride vehicle, related equipment, route, and path before operation.
- (i) Address complaints or concerns from Attraction patrons and record and submit to Parks and Community Services Management all incidents, accidents, injuries, property damage reports, safety concerns, and material complaints.
- (j) Provide volunteers and staffing sufficient to direct Attraction patrons to correct locations and accommodate event parking, queues, loading and unloading, ticketing coordination, and safe patron movement.
- (k) Provide flexibility for a “soft close” through on-site Attraction staff and City staff to accommodate long lines and facilitate a positive patron experience, provided that any soft close remains subject to City direction, safety requirements, staffing availability, and applicable facility limitations.
- (l) Comply with the Traffic Control Plan prepared or approved by the City Engineer for the Attraction.
- (m) Submit all outdoor lighting and signage for City review and obtain City approval before placement on site.
- (n) Obtain, maintain, and comply with all permits, licenses, authorizations, approvals, inspections, and safety requirements applicable to Contractor’s work, the temporary set, the hayride, and the Attraction, except to the extent the City expressly agrees in writing to obtain a specific approval.

**7. City Duties.** Subject to this Agreement, available resources, and applicable law, the City shall:

- (a) Provide limited space at Dripping Springs Ranch Park for Contractor to construct and operate the haunted house and operate the hayride during the City-approved setup, operating, and move-out periods.

- (b) Through Parks and Community Services staff, provide customer service by staffing the Event Center Business Office during all hours of Attraction operation, provide for Attraction ticket sales through City systems or City-approved systems, and support Attraction operations as reasonably determined by the City.
  - (c) Provide a safe, clean, and well-kept location at Dripping Springs Ranch Park for hosting the Attraction, subject to Contractor's responsibility for the safety, construction, operation, staffing, equipment, volunteers, and services under Contractor's control.
  - (d) Cause the City Engineer to prepare or approve a Traffic Control Plan for the Attraction and provide it to Dripping Springs Ranch Park Management and Contractor.
  - (e) Through Parks and Community Services Management, work with Contractor and the City Communications & Marketing Director regarding print, internet, and social media advertisements and marketing. The City Communications & Marketing Director will oversee and approve all advertising and media for the Attraction.
- 8. Operational Authority; Suspension.** Contractor shall not open the Attraction to the public unless all City-required approvals have been satisfied to the City's reasonable satisfaction. Contractor shall promptly comply with City directions to suspend, modify, or cease any portion of the Attraction if the City determines that such action is necessary or appropriate for public safety, legal compliance, facility protection, emergency response, or the best interests of the City.
- 9. Payment and Fees.**
- (a) All fees, revenue allocations, and use-fee arrangements are subject to final approval by the City Council at the recommendation of Parks and Community Services staff.
  - (b) The City will retain a use fee equal to forty percent (40%) of gross Attraction ticket-sale revenue.
  - (c) The City will pay Hays County Livestock Exposition ten percent (10%) of the City's retained revenue for use of the Expansion Event Room, if and to the extent applicable to the approved Attraction operations.
  - (d) The City will pay Contractor sixty percent (60%) of gross Attraction ticket-sale revenue collected by City staff through ticket sales. Ten percent (10%) of Contractor's revenue shall be donated to a 501(c)(3) organization of Contractor's choice.

- (e) Payment to Contractor will be accompanied by an accurate system-generated report accounting for total sales and will be made no later than seven (7) business days after the conclusion of the applicable Agreement Year's Attraction and Contractor's presence on the premises, provided that Contractor has completed move-out obligations, submitted required documentation, and is not in material default.
- (f) "Gross Attraction ticket-sale revenue" means amounts actually received from ticket sales for admission to the Attraction, excluding refunds, chargebacks, sales taxes, processing reversals, and other amounts not actually retained as ticket-sale revenue, unless otherwise approved by the City in writing.

**10. Sales Tax Exemption.** The City is exempt from payment of certain sales, use, rental, and excise taxes under Texas law. Contractor shall not include taxes in any request for payment to the City where the City is legally exempt. The City shall reasonably cooperate in providing documentation of its tax-exempt status upon request.

**11. Termination and Cancellation.**

- (a) Either Party may terminate this Agreement without cause by giving thirty (30) days' written notice to the other Party. If either Party does not intend to continue the Agreement for the next Agreement Year, that Party should provide written notice as soon as reasonably practicable and preferably before annual scheduling, advertising, or ticket sales begin.
- (b) The City, in its sole discretion and for any reason whatsoever, may cancel this Agreement, the Attraction, or any operating date at any time and without prior notice if the City determines that the activity is not in the best interest of the City.
- (c) The City may immediately suspend or terminate Contractor's access, setup, construction, operation, or move-out activities for public safety concerns, failure to maintain required insurance, failure to comply with an approved plan, failure to follow City direction, legal noncompliance, material default, emergency conditions, weather, facility closure, or any condition that the City determines may endanger persons or property.
- (d) Upon termination, cancellation, or suspension, Contractor shall promptly comply with City directions, cease operations as directed, secure the site, protect City property, and remove Contractor's property within the time directed by the City.

**12. Insurance; Indemnity.**

- (a) Contractor shall maintain the insurance required by Attachment "A". Contractor waives rights of recovery against the City for injuries, losses, or damages sustained by Contractor, Contractor's employees, volunteers, subcontractors, agents, or invitees while performing or participating in activities under this Agreement, except to the extent caused by the City's gross negligence or willful misconduct and only to the extent such waiver is not prohibited by law.

- (b) TO THE FULLEST EXTENT ALLOWED BY LAW, CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY OF DRIPPING SPRINGS, ITS OFFICERS, OFFICIALS, EMPLOYEES, AGENTS, REPRESENTATIVES, VOLUNTEERS, AND CONTRACTORS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION, DAMAGES, LOSSES, LIABILITIES, FINES, PENALTIES, COSTS, EXPENSES, JUDGMENTS, AND ATTORNEY’S FEES ARISING OUT OF OR IN CONNECTION WITH CONTRACTOR’S PERFORMANCE, THE ATTRACTION, CONTRACTOR’S ACTS OR OMISSIONS, OR CONTRACTOR’S VIOLATION OF LAW, THIS AGREEMENT, OR AN APPROVED PLAN, EXCEPT TO THE EXTENT CAUSED BY THE CITY’S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT.
- (c) The City does not waive governmental immunity and does not agree to indemnify Contractor.

**13. Notices.** Notices shall be in writing and delivered personally, by recognized courier, by acknowledged email, or by deposit in the United States mail, postage prepaid, addressed as follows:

<p><b>To the City:</b>          City of Dripping Springs          Attn: City Administrator          PO Box 384          Dripping Springs, TX 78620</p>	<p><b>To Contractor:</b>          Hell Country Productions, Inc.          Attn: Aaron Sulser          1032 Blue Ridge Dr.          Dripping Springs, TX 78620</p>
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- (b) Notice is deemed given upon personal delivery, upon confirmed courier delivery, upon acknowledged email delivery, or three (3) days after deposit in the United States mail.
- (c) Either Party may change its notice address by giving seven (7) days’ written notice to the other Party.

**14. Relationship of Parties.** Contractor is an independent contractor with respect to the City and is not an employee, officer, agent, partner, joint venturer, or representative of the City. The City will not provide fringe benefits, health insurance, paid vacation, workers’ compensation coverage, unemployment coverage, retirement benefits, or any employee benefit for Contractor, Contractor’s employees, Contractor’s subcontractors, or Contractor’s volunteers. Contractor has no authority to bind the City or incur obligations on behalf of the City.

**15. Employees, Volunteers, and Subcontractors.** Contractor is solely responsible for selecting, supervising, training, directing, compensating, and, where applicable, screening all persons used by Contractor in connection with the Attraction, including employees, volunteers, agents, contractors, subcontractors, performers, operators, drivers, loaders, attendants, and security retained by Contractor. Contractor shall ensure that all such persons comply with this Agreement, City rules, approved plans, and applicable law.

16. **Mandatory Disclosures and Texas Contract Verifications.** Contractor shall timely provide all disclosures, certificates, verifications, and forms required by Texas law and City policy for this Agreement, including any required conflict of interest questionnaire, Certificate of Interested Parties or Form 1295 filing, boycott-Israel verification, confirmation that Contractor is not identified on a prohibited company list, and any other disclosure or verification required for City contracts. Contractor's failure to provide required disclosures or verifications is a material default.
17. **Advertising; Use of City Name and Marks.** Contractor shall not publish, post, distribute, or pay for any print, internet, social media, radio, video, signage, or other advertisement or promotional material for the Attraction without City review and approval. Contractor shall not use the City's name, logos, seals, marks, photographs of City facilities, or any representation of City endorsement except as approved in writing by the City Communications & Marketing Director.
18. **Compliance With Laws; Permits.** Contractor shall comply with all applicable federal, state, county, and municipal laws, ordinances, codes, regulations, orders, permits, and safety standards, including those relating to public safety, fire and life safety, temporary structures, accessibility, traffic, motor vehicles, trailers, amusement or entertainment operations, public health, noise, signage, lighting, and nonprofit operations.
19. **Site Condition; Cleanup; Restoration.** Contractor shall protect City property, keep the site orderly, promptly remove trash and debris generated by Contractor or the Attraction, and restore the premises to substantially the same condition existing before Contractor's use, ordinary wear and tear excepted. Contractor is responsible for damage to City property caused by Contractor, Contractor's employees, volunteers, subcontractors, agents, invitees, equipment, hayride operations, temporary structures, signage, lighting, or patrons to the extent arising from Contractor's operations or failure to supervise.
20. **Assignment.** Contractor may not assign, transfer, delegate, subcontract, or otherwise convey any right or obligation under this Agreement without the City's prior written consent. Any attempted assignment without City consent is void.
21. **Force Majeure.** Neither Party shall be deemed in default for delay or failure in performance to the extent caused by a Force Majeure Event, provided that the affected Party promptly notifies the other Party in writing and uses diligent efforts to mitigate the effects and 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, fires, floods, storms, lightning, governmental orders prohibiting performance, or other causes not reasonably within the control of the affected Party. No Force Majeure Event entitles Contractor to an increase in compensation or revenue share. 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.

- 22. **Entire Agreement; Amendment.** This Agreement, including its attachments, constitutes the entire agreement between the Parties regarding the Attraction. This Agreement may be amended only by a written instrument signed by authorized representatives of both Parties, except that the City may issue written operational approvals, annual schedules, safety directions, traffic directions, and facility-use requirements as contemplated by this Agreement without a formal amendment.
- 23. **Severability; Waiver.** If any provision or portion of this Agreement is held unconstitutional, invalid, or unenforceable, the remainder of this Agreement shall remain in full force and effect to the greatest extent permitted by law. The failure of either Party to enforce any provision of this Agreement is not a waiver of that Party’s right to subsequently enforce that provision or any other provision.
- 24. **Governing Law and Venue.** This Agreement shall be construed under and in accordance with the laws of the State of Texas. Venue for any legal dispute arising under or related to this Agreement shall be in a court of competent jurisdiction located in Hays County, Texas. No dispute arising out of or related to this Agreement shall be subject to arbitration or non-binding mediation unless both Parties agree in writing after the dispute arises.
- 25. **Governmental Immunity.** Nothing in this Agreement waives or limits the City’s governmental immunity, official immunity, statutory protections, constitutional protections, defenses, limitations of liability, or other rights available under Texas law. Any City obligation requiring the expenditure of public funds is subject to appropriation and applicable law.
- 26. **Counterparts; Electronic Signatures.** This Agreement may be executed in counterparts, each of which is deemed an original and all of which together constitute one instrument. Signatures transmitted electronically or by scanned copy may be treated as originals for all purposes.

CITY OF DRIPPING SPRINGS

HELL COUNTRY PRODUCTIONS, INC.

**ATTACHMENT “A”**

**City of Dripping Springs Contractor Insurance Requirements**

1. **General Requirement.** Contractor shall, during the term of this Agreement and any renewal, extension, setup period, operating period, or move-out period, provide and maintain the types and amounts of insurance set forth in this Attachment “A”. All insurance must be maintained at Contractor’s sole cost and must be in effect before Contractor enters the site for setup or construction.
2. **Required Policy Provisions.** All insurance policies and certificates of insurance shall contain, or be endorsed to contain, the following provisions:
  - (a) The City of Dripping Springs, Texas, including its officers, officials, employees, agents, and representatives, shall be named as an additional insured as to all applicable coverage.
  - (b) The insurer shall provide at least thirty (30) days’ prior written notice to the City of Dripping Springs for cancellation, non-renewal, or material change of insurance, to the extent available from the insurer. If the insurer will not provide such notice, Contractor shall provide such notice to the City immediately upon Contractor’s receipt of notice from the insurer.
  - (c) The policies shall provide a waiver of subrogation in favor of the City of Dripping Springs for injuries, death, property damage, or any other loss to the extent covered by insurance proceeds.
  - (d) Coverage shall be primary and non-contributory to any insurance or self-insurance maintained by the City, to the extent commercially available and applicable.
3. **Insurance Company Qualification.** All insurance companies providing required insurance must be authorized to transact business in Texas and rated at least “A” by AM Best or an equivalent rating service, unless the City approves otherwise in writing.
4. **Certificates of Insurance.** Certificates of insurance evidencing all required coverages shall be submitted to the City upon execution of this Agreement and before Contractor begins any setup, construction, operation, or move-out activities in each Agreement Year. Copies of modifications, amendments, renewals, cancellations, or terminations of any coverage shall be promptly submitted to the City. If Contractor’s activities continue beyond an existing coverage period, certificates evidencing all required coverages shall be provided to the City before continuation.
5. **Type and Amount of Insurance.** Contractor shall maintain at least the following insurance:
  - (a) **Workers’ Compensation Insurance:** Statutory workers’ compensation insurance as required by Texas law, if Contractor has employees or is otherwise required to maintain such coverage.

- (b) **Commercial General Liability Insurance:** Minimum limits of **\$500,000 per occurrence** for bodily injury, personal injury, and property damage. Coverage shall include premises/operations, products/completed operations where applicable, contractual liability, personal and advertising injury, and liability arising from temporary event operations.
  - (c) **Automobile Liability Insurance:** Minimum combined single limit of **\$500,000** for owned, hired, and non-owned automobiles, including vehicles used in connection with the hayride or event operations.
  - (d) **Additional Coverage if Required by the City:** If the City determines that additional coverage is reasonably necessary based on the final operational plan, hayride equipment, use of volunteers, security plan, or risk profile of the Attraction, Contractor shall obtain such additional coverage before commencing or continuing the affected activity.
- 6. No Limitation of Liability.** Contractor’s insurance obligations do not limit Contractor’s indemnity obligations or other liabilities under this Agreement. The City’s acceptance of an insurance certificate does not waive any requirement of this Agreement or prevent the City from requiring correction of deficiencies.



**STAFF REPORT**  
**City of Dripping Springs**  
**PO Box 384**  
**511 Mercer Street**  
**Dripping Springs, TX 78602**

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**Submitted By:** Lily Sellers, Dripping Springs Ranch Park Manager

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**DSRP Board Meeting Date:** May 13, 2026

**Agenda Item Wording:** Discuss and consider updates regarding the DSRP Portable Bleacher Rental.

**Agenda Item Requestor:** Lily Sellers

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**Summary/Background:** Dripping Springs Ranch Park currently rents our two sets of Portable Speedy Bleachers. We have been receiving more requests over the past year to transport the bleachers to various locations for rentals. Currently if we transport the bleachers, we charge the rental fee, staff fees, and mileage. Recently, staff was asked to transport the bleachers to Melissa, Texas. We are bringing this discussion forward to seek recommendation on determining a delivery radius.

**Staff Recommendation:** Staff seek DSRP Board recommendation.

**Attachments:** DSRP Portable Bleacher Rental Agreement\_2025

**Next Steps/Schedule:** Update Bleacher Rental Agreement



Portable Bleacher Rental Form Agreement

Renter First Name \_\_\_\_\_ Last Name \_\_\_\_\_

Organization \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone Number \_\_\_\_\_ Email \_\_\_\_\_

Event Description/Purpose:
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_

Duration of Rental Period:

Begin: \_\_\_\_\_ am/pm on \_\_\_\_\_ [Effective Date]

End: \_\_\_\_\_ am/pm on \_\_\_\_\_

# Bleacher Sets Renting: [ ] 1 [ ] 2

Fee Due : # Sets \_\_\_\_\_ x \$1,200 = \$ \_\_\_\_\_

Security Deposit Amount Due: \$1,000.00 (item # 4 below)

THIS RENTAL AGREEMENT IS SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

- 1. Parties. The City of Dripping Springs, Texas, is the Owner of the Equipment being rented described as portable "Speedy Bleachers." Owner agrees to the rental of the equipment as follows.
2. Use. Renter agrees to use the Equipment for the purpose described above. Renter agrees to not abuse or use the Equipment that is inconsistent with the purpose described above. Renter's use shall comply with all applicable laws and regulations, and with applicable requirements and instructions so long as those applicable requirements and/or instructions are provided in writing to the Owner.
3. Rental Amount. All charges shall commence from the Effective Date of this Agreement. Renter agrees to pay the rental amount to Owner no later than thirty (30) days prior to rental.
4. Security Deposit. In addition to the rental amount, Renter shall pay a deposit of one thousand dollars (\$1,000.00) prior to receiving any Equipment and at the time this Agreement is signed. This deposit will be applied toward any additional rent and any amounts owed for damage to (except for ordinary wear and tear) or loss of the Equipment. Owner will return to Renter any unused portion of the deposit at the end of the rental period.
5. Delivery. Renter agrees to pick up the Equipment at start of rental period listed above at DSRP OR Owner agrees to deliver the Equipment to Renter at the specified address stated at start time of rental period.
6. Return of Equipment. The Equipment shall be returned by the Renter to the Owner at DSRP at the end of the rental period as specified above. Renter shall return the property in the same condition as it was received, except for reasonable and ordinary wear and tear.
7. Late Return. If Renter returns the Equipment to Owner after the time and date the rental period ends, Renter will be subject to a late return penalty cost. Renter will pay Owner a rental charge of \$ \_\_\_\_\_ per day for each

day or partial day beyond the end of the rental period until the Equipment is returned. Owner can subtract the rental charges from the security deposit.

Item 4.

8. **Title and Transfer of Equipment.** Title to the Equipment furnished pursuant to this Agreement shall remain with the Owner and Renter shall not sell, transfer, lease, mortgage, borrow against, pledge, or otherwise create a legal or equitable interest by any third party in the Equipment.
9. **Assignment.** Neither party shall assign any of its rights or obligations under this Agreement without prior written consent of the other party.
10. **Condition of Equipment.** Renter agrees to accept the Equipment as-is, and releases Owner from any liability arising from the Renter's use of or the condition of the equipment.
11. **Warranty.** Owner warrants that the Equipment is in good operating condition and capable of performing its intended use. OWNER MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, AS TO THE EQUIPMENT'S CONDITION, MERCHANTABILITY, OR FITNESS FOR ANY PARTICULAR PURPOSE.
12. **Liability for Loss of Property.** Renter assumes the risk of, and shall be responsible for, any loss or damage to the Equipment while the Equipment is in the Renter's possession or control.
13. **Limitations on Liability.** In no event shall Owner be liable to the Renter for any indirect, special, incidental, or consequential damages arising out of or connected in any way with the rental, use, or operation of the Equipment, including but not limited to loss profits and loss revenue.
14. **Indemnification.** Renter shall indemnify, defend and hold harmless Owner from and against any and all claims, demands, cause of action, loss or liability (including attorney's fees and expenses for litigation) for any property damage or personal injury arising from Renter's use of Equipment by any cause, except to the extent caused by Owner's gross negligence or willful misconduct.
15. **Severability.** In the event that any provision of this Agreement, or portion thereof, shall be found to be invalid or unenforceable, then, such provision or portion thereof shall be reformed in accordance with applicable laws. The invalidity or unenforceability of any provision or portion of this Agreement shall not affect the validity or enforceability of any other provision or portion thereof within this Agreement.
16. **Venue for Disputes.** In the event that a lawsuit is brought concerning events arising out of this Agreement, the venue for such action is *Hays County, Texas*. This Agreement shall be construed in accordance with the laws of the State of Texas.

**ACKNOWLEDGMENT:**

Owner:  
City of Dripping Springs, Texas

Renter:

\_\_\_\_\_  
City Representative

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

# DRIPPING SPRINGS RANCH PARK

Item 5.

## MANAGER REPORT

# MAY 2026



### April Highlights:

- Saturday, April 4<sup>th</sup> was our 4<sup>th</sup> Annual Eggstravaganza! Despite rainy weather, the event continued on and provided a fun Easter event for our community. It was a great learning experience and we were able to prove our event is truly rain or shine! We are already looking forward to next year.
- Easter Sunday hosted Redeemer Dripping Springs for an Easter church service.
- Dripping Springs High School hosted their Lacrosse Banquet on April 10<sup>th</sup>. This weekend also hosted a Fences Over Bee Cave show Friday- Sunday.
- LCRA Day was on April 10<sup>th</sup> and volunteers added new mulch to the playground, replanted and refreshed the flower beds at the Ranch House, and installed a new fire pit at the Ranch House.
- Dripping Springs Art League hosted a Night to Inspire on April 16<sup>th</sup>. It was amazing to see the creative transformation take place in our Main Event Room.
- DSRP Riding Series had a Dressage Show on April 17<sup>th</sup>- 19<sup>th</sup>! This spring show had lovely weather and all our riders were thrilled about the granite sand additions that took place in December.
- Founder's Day Festival was all hands on deck and we had Parks staff assisting at our booth on Mercer and with all the set up and take down. This was a quiet weekend at DSRP, but had a heavy RV presence while we hosted all of Thomas Carnival.
- DSISD FFA hosted their banquet on Thursday, April 30<sup>th</sup>!

# HIGHLIGHTS AND PREVIEWS



# RODEO

## Coming Soon in May

### Programs

- Youth: Nature Rangers After School, Arrow Wranglers Archery, Summer Astronomy Camp Informational Session
- Family: AstroLab, Fit4Mom

### Events

- DSRP Riding Series Hunter Jumper Show, South Texas Skaters Spring Time Brawl, Big Tex Gun Show, DSRP Riding Series Ranch Horse Clinic, Hays County Commissioner's Precinct 4 Meeting, Fences Over Bee Cave, DS Ag Boosters Crawfish Boil, Dripping Springs Rodeo



# ICE RINK FINANCIAL PERFORMANCE & COST RECOVERY



## YEAR OVER YEAR IMPROVEMENT

Year	Actual Revenues	Actual Expenses	Cost Recovery	Unrecovered Costs (Subsidy)
2023	\$153,058.48	\$297,594.47	51.4% Revenue covered 51.4% of expenses.	\$144,535.99 (48.6%)
2024	\$157,201.74	\$256,213.82	61.4% Revenue covered 61.4% of expenses.	\$99,012.08 (38.6%)
2025	\$147,442.36	\$206,093.43	71.5% Revenue covered 71.5% of expenses.	\$58,651.07 (28.5%)

<b>COST RECOVERY IMPROVEMENT</b> <b>+20.1 PERCENTAGE POINTS</b> From 51.4% in 2023 to 71.5% in 2025	<b>TOTAL REVENUE CHANGE</b> <b>-3.7%</b> From \$153,058.48 in 2023 to \$147,442.36 in 2025	<b>TOTAL EXPENSES CHANGE</b> <b>-30.7%</b> From \$297,594.47 in 2023 to \$206,093.43 in 2025	<b>TREND HIGHLIGHT</b> Cost recovery has shown significant improvement over the past three years due to expense reductions and operational efficiencies.
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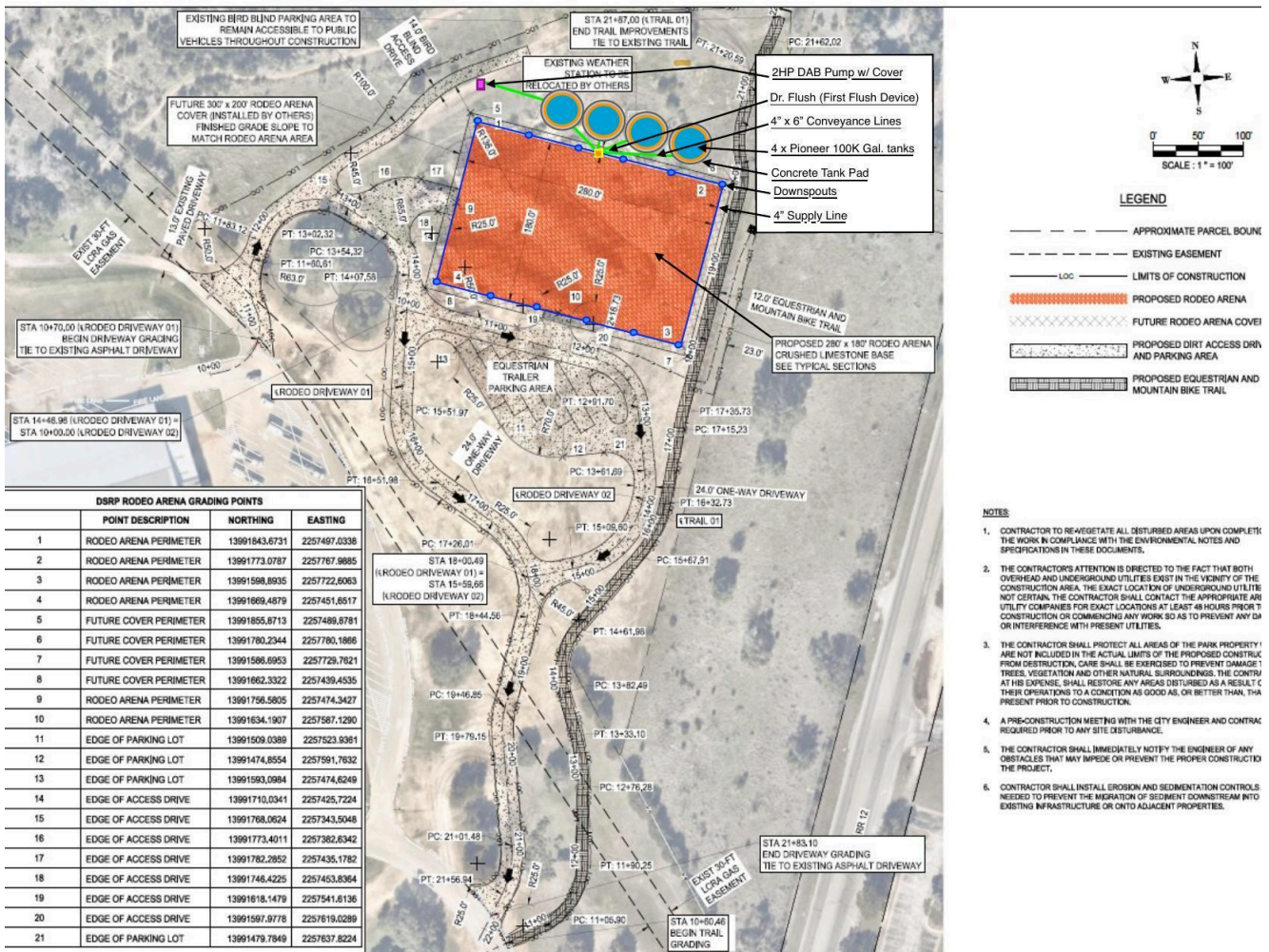
# DSRP Rainwater Collection System

DSRP Outdoor Arena · Dripping Rainwater System Design

## WATER OFFSET ANALYSIS - BASED ON 2025 WATER AUDIT REPORT USAGE

<b>927,200 gal</b> Annual water usage (2025)	<b>1,043,000 gal</b> DRW projected annual yield	<b>112%</b> Offset coverage	<b>~\$12,900</b> Est. annual savings
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## SYSTEM LAYOUT - DSRP OUTDOOR ARENA SITE PLAN



Scale: 1" = 100' · PRELIMINARY — Not for construction. All estimates subject to final site survey and engineering review.

## SYSTEM SPECIFICATIONS

Catchment area	50,400 sq ft (280' × 180' metal roof)
Annual yield (updated)	1,043,000 gallons / year
Storage capacity	400,000 gal — 4× Pioneer 100K tanks, in-line row
Dry-season buffer	5.2 months at average 2025 demand
Tank placement	North of arena; gravity-feed configuration
Water treatment	Dr. Flush first-flush diverter + 2HP DAB pump
Conveyance	4" × 6" lines; 4" supply line
System type	Non-potable (irrigation, dust suppression, maintenance)
Grant program	TWDB WSIG / HB 500 — application window March–July 2026

## MONTHLY USAGE VS. DRW YIELD (2025 BASELINE)

Month	Usage (gal)	DRW yield (gal)	Net (gal)	Water cost	Cost offset
Jan 2025	89,200	72,122	-17,078	\$1,067	\$863
Feb 2025	36,200	55,479	+19,279	\$433	\$433
Mar 2025	48,500	94,314	+45,814	\$580	\$580
Apr 2025	68,600	99,862	+31,262	\$820	\$820
May 2025	94,000	110,957	+16,957	\$1,124	\$1,124
Jun 2025	56,000	83,218	+27,218	\$670	\$670
Jul 2025	62,600	83,218	+20,618	\$749	\$749
Aug 2025	63,200	83,218	+20,018	\$756	\$756
Sep 2025	70,900	94,314	+23,414	\$848	\$848
Oct 2025	72,800	99,862	+27,062	\$871	\$871
Nov 2025	81,400	88,766	+7,366	\$974	\$974
Dec 2025	62,600	77,670	+15,070	\$749	\$749
<b>Full year</b>	<b>927,200</b>	<b>1,043,000</b>	<b>+115,800</b>	<b>\$11,090</b>	<b>\$11,090</b>

## WHY THIS MATTERS FOR DSRP

- **Water cost reduction:** On-site rainwater eliminates purchased-water costs for eligible uses (arena watering, grounds maintenance)
- **Drought resilience:** 5.6-month dry-season buffer means operational continuity even during Stage 3–4 drought restrictions
- **Infrastructure longevity:** Reduces wear on city water infrastructure; consistent non-potable supply for park operations
- **Community signal:** Positions DSRP as a sustainability leader in the Hill Country — consistent with the city's conservation priorities

## FUNDING PATHWAY - NO COST TO THE CITY

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This project is well-suited for the Water Supply Infrastructure Grant (WSIG) program administered by the Texas Water Development Board (TWDB), established under HB 500. Eligible costs include tanks, piping, site preparation, installation labor, and design fees.

<b>Application window</b> March – July 2026(current cycle — timing is now)	<b>Ready-to-proceed bonus</b> 10 additional scoring points with completed preliminary design	<b>DRW role</b> Prepare and support City's grant application at no upfront charge
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