



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

Dripping Springs City Hall

511 Mercer Street – Dripping Springs, Texas

Monday, October 06, 2025, at 4:00 PM

AGENDA

CALL TO ORDER AND ROLL CALL

Board Members

Place 1 Ryan Thomas, Chair
Place 3 Taline Manassian, Vice Chair
Place 2 Jessie Milner
Place 4 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
City Inspector/Grant Administrator Garrett Osborne
City Engineer Chad Gilpin
Senior Planner Sara Varvarigos
Maintenance Director Riley Sublett
TIRZ Project Manager Keenan Smith, AIA
TIRZ Administrator Andrea Barnes

PRESENTATION OF CITIZENS

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

PRESENTATIONS

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

- 1. Presentation, discussion, and consideration of acceptance of the Quarterly TIRZ Administrator's Report.** *TIRZ Administrator P3 Works, Andrea Barnes; Deputy City Administrator Shawn Cox*

MINUTES

- 2. Approval of the September 2, 2025 TIRZ Board special meeting minutes.**

BUSINESS AGENDA

- 3. Update regarding TIRZ Priority Project - Stephenson School Building and Parking Lot Project.** *Keenan Smith, TIRZ Project Manager*
- 4. Update regarding TIRZ Priority Project - Old Fitzhugh Road.** *Keenan Smith, TIRZ Project Manager*
 - a. Schedule
 - b. Budget
 - c. Utility Relocations
- 5. Discuss and consider recommendation of an updated Professional Services Agreement with Keenan Smith for TIRZ Project Management Services.**

CLOSED SESSION

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

- 6. Consultation with attorney and deliberation regarding real property for parcels involved in TIRZ Priority Projects including Old Fitzhugh Road, Town Center, Stephenson Building, and other strategic real property acquisitions related to TIRZ Priority Projects.** *(551.071, Consultation with Attorney; 551.073, Deliberation Regarding Real Property).*

UPCOMING MEETINGS

TIRZ No. 1 & No. 2 Board Meetings

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

December 8, 2025, at 4:00 p.m.

City Council Meetings

October 7, 2025, at 6:00 p.m.

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

November 4, 2025, at 6:00 p.m.

November 18, 2025, at 6:00 p.m.

December 2, 2025, at 6:00 p.m.

December 16, 2025, at 6:00 p.m.

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION OF MEETING

I certify that this public meeting is posted in accordance with Texas Government Code Chapter 551, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall, located at 511 Mercer Street, and on the City website at, www.cityofdrippingsprings.com, on September 30, 2025 at 1:30 PM.

Diana Boone, City Secretary

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



**City of Dripping Springs
Tax Increment Reinvestment Zone
Executive Summary (Q2 2025)**

September 11, 2025



Project Participants

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

Table 1: Total Cost Summary																
	Creation Costs		Town Center	Old Fitzhugh Road	Triangle Drainage	Downtown Parking	Stephenson Building	Downtown Restrooms	Downtown Drainage, Roadway, Sidewalks	Total						
CREATION COSTS																
FY 2017	\$	60,971	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	60,971
FY 2018		-		-		-		-		-		-		-		-
FY 2019		-		-		-		-		-		-		-		-
FY 2020		-		-		-		-		-		-		-		-
FY 2021		-		-		-		-		-		-		-		-
FY 2022		-		-		-		-		-		-		-		-
FY 2023		-		-		-		-		-		-		-		-
FY 2024		-		-		-		-		-		-		-		-
FY 2025*		-		-		-		-		-		-		-		-
	\$	60,971	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	60,971
DIRECT EXPENSES																
FY 2017	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
FY 2018		-		146,758		84,610		5,706		-		-		-		237,075
FY 2019		-		79,887		2,450		2,180		18,182		-		-		102,699
FY 2020		-		40,250		2,050		-		11,678		-		-		53,978
FY 2021		-		16,736		15,018		-		23,095		-		-		54,849
FY 2022		-		-		105,208		-		-		-		-		105,208
FY 2023		-		7,565		220,791		-		1,667		-		-		230,022
FY 2024		-		-		257,417		-		80,039		-		-		337,456
FY 2025*		-		-		76,648		-		-		12,783		-		235,407
	\$	-	\$	291,196	\$	764,192	\$	7,886	\$	134,661	\$	12,783	\$	-	\$	235,407
																1,446,126
ALLOCATION OF INDIRECT EXPENSES																
FY 2017	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
FY 2018		-		75,357		43,446		2,930		-		-		-		121,733
FY 2019		-		76,728		2,353		2,094		17,463		-		-		98,639
FY 2020		-		104,367		5,316		-		30,281		-		-		139,964
FY 2021		-		27,881		25,018		-		38,474		-		-		91,373
FY 2022		-		-		61,586		-		-		-		-		61,586
FY 2023		-		2,220		64,810		-		489		-		-		67,519
FY 2024		-		-		78,362		-		24,365		-		-		102,727
FY 2025*		-		-		7,098		-		-		1,183		-		21,783
	\$	-	\$	286,555	\$	287,987	\$	5,024	\$	111,073	\$	1,183	\$	-	\$	21,783
																713,605
MARKET/P3 STUDY EXPENSES																
FY 2017	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
FY 2018		-		22,870		-		-		-		-		-		22,870
FY 2019		-		37,455		-		-		-		-		-		37,455
FY 2020		-		42,805		-		-		-		-		-		42,805
FY 2021		-		11,380		-		-		-		-		-		11,380
FY 2022		-		-		-		-		-		-		-		-
FY 2023		-		-		-		-		-		-		-		-
FY 2024		-		-		-		-		-		-		-		-
FY 2025*		-		-		-		-		-		-		-		-
	\$	-	\$	114,510	\$	-	\$	-	\$	-	\$	-	\$	-	\$	114,510
TOTAL EXPENSES																
FY 2017	\$	60,971	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	60,971
FY 2018		-		244,985		128,056		8,636		-		-		-		381,678
FY 2019		-		194,071		4,803		4,274		35,645		-		-		238,793
FY 2020		-		187,422		7,366		-		41,960		-		-		236,747
FY 2021		-		55,998		40,035		-		61,569		-		-		157,602
FY 2022		-		-		166,794		-		-		-		-		166,794
FY 2023		-		9,785		285,601		-		2,156		-		-		297,542
FY 2024		-		-		335,779		-		104,404		-		-		440,183
FY 2025*		-		-		83,746		-		-		13,966		-		257,190
	\$	60,971	\$	692,261	\$	1,052,179	\$	12,910	\$	245,734	\$	13,966	\$	-	\$	257,190
																2,335,211

* Invoices received as of 9/11/2025



Table 2: Creation Costs					
Public Improvements	City	County	Library	DSISD	Total
Cost Participation	100.00%	0.00%	0.00%	0.00%	100.00%
CREATION COSTS					
<i>FY 2017</i>	\$ 60,971	\$ -	\$ -	\$ -	\$ 60,971
<i>FY 2018</i>	-	-	-	-	-
<i>FY 2019</i>	-	-	-	-	-
<i>FY 2020</i>	-	-	-	-	-
<i>FY 2021</i>	-	-	-	-	-
<i>FY 2022</i>	-	-	-	-	-
<i>FY 2023</i>	-	-	-	-	-
<i>FY 2024</i>	-	-	-	-	-
<i>FY 2025*</i>	-	-	-	-	-
	\$ 60,971	\$ -	\$ -	\$ -	\$ 60,971

* Invoices received as of 9/11/2025

Table 3: Town Center Expenditures					
	City	County	Library	DSISD	Total
Cost Participation					
Direct & Indirect	33.33%	33.33%	33.33%	0.00%	100.00%
Market/P3 Study	34.00%	0.00%	0.00%	66.00%	100.00%
DIRECT EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	48,919	48,919	48,919	-	146,758
FY 2019	26,629	26,629	26,629	-	79,887
FY 2020	13,417	13,417	13,417	-	40,250
FY 2021	5,579	5,579	5,579	-	16,736
FY 2022	-	-	-	-	-
FY 2023	2,522	2,522	2,522	-	7,565
FY 2024	-	-	-	-	-
FY 2025*	-	-	-	-	-
	\$ 97,065	\$ 97,065	\$ 97,065	\$ -	\$ 291,196
ALLOCATION OF INDIRECT EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	25,119	25,119	25,119	-	75,357
FY 2019	25,576	25,576	25,576	-	76,728
FY 2020	34,789	34,789	34,789	-	104,367
FY 2021	9,294	9,294	9,294	-	27,881
FY 2022	-	-	-	-	-
FY 2023	740	740	740	-	2,220
FY 2024	-	-	-	-	-
FY 2025*	-	-	-	-	-
	\$ 95,518	\$ 95,518	\$ 95,518	\$ -	\$ 286,555
MARKET/P3 STUDY EXPENSES **					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	7,776	-	-	15,094	22,870
FY 2019	12,735	-	-	24,721	37,455
FY 2020	14,554	-	-	28,251	42,805
FY 2021	3,869	-	-	7,511	11,380
FY 2022	-	-	-	-	-
FY 2023	-	-	-	-	-
FY 2024	-	-	-	-	-
FY 2025*	-	-	-	-	-
	\$ 38,933	\$ -	\$ -	\$ 75,577	\$ 114,510
TOTAL EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	81,814	74,039	74,039	15,094	244,985
FY 2019	64,940	52,205	52,205	24,721	194,071
FY 2020	62,759	48,206	48,206	28,251	187,422
FY 2021	18,742	14,873	14,873	7,511	55,998
FY 2022	-	-	-	-	-
FY 2023	3,262	3,262	3,262	-	9,785
FY 2024	-	-	-	-	-
FY 2025*	-	-	-	-	-
	\$ 231,517	\$ 192,584	\$ 192,584	\$ 75,577	\$ 692,261

* Invoices received as of 9/11/2025

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

Table 4: Old Fitzhugh Expenditures					
	City	County	Library	DSISD	Total
Cost Participation					
Direct & Indirect	50.00%	50.00%	0.00%	0.00%	100.00%
Market/P3 Study	0.00%	0.00%	0.00%	0.00%	0.00%
DIRECT EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	42,305	42,305	-	-	84,610
FY 2019	1,225	1,225	-	-	2,450
FY 2020	1,025	1,025	-	-	2,050
FY 2021	7,509	7,509	-	-	15,018
FY 2022	52,604	52,604	-	-	105,208
FY 2023	110,395	110,395	-	-	220,791
FY 2024	128,709	128,709	-	-	257,417
FY 2025*	38,324	38,324	-	-	76,648
	\$ 382,096	\$ 382,096	\$ -	\$ -	\$ 764,192
ALLOCATION OF INDIRECT EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	21,723	21,723	-	-	43,446
FY 2019	1,177	1,177	-	-	2,353
FY 2020	2,658	2,658	-	-	5,316
FY 2021	12,509	12,509	-	-	25,018
FY 2022	30,793	30,793	-	-	61,586
FY 2023	32,405	32,405	-	-	64,810
FY 2024	39,181	39,181	-	-	78,362
FY 2025*	3,549	3,549	-	-	7,098
	\$ 143,993	\$ 143,993	\$ -	\$ -	\$ 287,987
MARKET/P3 STUDY EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	-	-	-	-	-
FY 2020	-	-	-	-	-
FY 2021	-	-	-	-	-
FY 2022	-	-	-	-	-
FY 2023	-	-	-	-	-
FY 2024	-	-	-	-	-
FY 2025*	-	-	-	-	-
	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	64,028	64,028	-	-	128,056
FY 2019	2,402	2,402	-	-	4,803
FY 2020	3,683	3,683	-	-	7,366
FY 2021	20,018	20,018	-	-	40,035
FY 2022	83,397	83,397	-	-	166,794
FY 2023	142,800	142,800	-	-	285,601
FY 2024	167,889	167,889	-	-	335,779
FY 2025*	41,873	41,873	-	-	83,746
	\$ 526,090	\$ 526,090	\$ -	\$ -	\$ 1,052,179

* Invoices received as of 9/11/2025

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

* Invoices received as of 9/11/2025

Table 6: Downtown Parking Expenditures					
	City	County	Library	DSISD	Total
Cost Participation					
Direct & Indirect	100.00%	0.00%	0.00%	0.00%	100.00%
Market/P3 Study	0.00%	0.00%	0.00%	0.00%	0.00%
DIRECT EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	18,182	-	-	-	18,182
FY 2020	11,678	-	-	-	11,678
FY 2021	23,095	-	-	-	23,095
FY 2022	-	-	-	-	-
FY 2023	1,667	-	-	-	1,667
FY 2024	80,039	-	-	-	80,039
FY 2025*	-	-	-	-	-
	\$ 134,661	\$ -	\$ -	\$ -	\$ 134,661
ALLOCATION OF INDIRECT EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	17,463	-	-	-	17,463
FY 2020	30,281	-	-	-	30,281
FY 2021	38,474	-	-	-	38,474
FY 2022	-	-	-	-	-
FY 2023	489	-	-	-	489
FY 2024	24,365	-	-	-	24,365
FY 2025*	-	-	-	-	-
	\$ 111,073	\$ -	\$ -	\$ -	\$ 111,073
MARKET/P3 STUDY EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	-	-	-	-	-
FY 2020	-	-	-	-	-
FY 2021	-	-	-	-	-
FY 2022	-	-	-	-	-
FY 2023	-	-	-	-	-
FY 2024	-	-	-	-	-
FY 2025*	-	-	-	-	-
	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	35,645	-	-	-	35,645
FY 2020	41,960	-	-	-	41,960
FY 2021	61,569	-	-	-	61,569
FY 2022	-	-	-	-	-
FY 2023	2,156	-	-	-	2,156
FY 2024	104,404	-	-	-	104,404
FY 2025*	-	-	-	-	-
	\$ 245,734	\$ -	\$ -	\$ -	\$ 245,734

* Invoices received as of 9/11/2025

Table 7: Stephenson Building Expenditures
Total
DIRECT EXPENSES

<i>FY 2017</i>	\$	-
<i>FY 2018</i>		-
<i>FY 2019</i>		-
<i>FY 2020</i>		-
<i>FY 2021</i>		-
<i>FY 2022</i>		-
<i>FY 2023</i>		-
<i>FY 2024</i>		-
<i>FY 2025*</i>		12,783
	\$	12,783

ALLOCATION OF INDIRECT EXPENSES

<i>FY 2017</i>	\$	-
<i>FY 2018</i>		-
<i>FY 2019</i>		-
<i>FY 2020</i>		-
<i>FY 2021</i>		-
<i>FY 2022</i>		-
<i>FY 2023</i>		-
<i>FY 2024</i>		-
<i>FY 2025*</i>		1,183
	\$	1,183

TOTAL EXPENSES

<i>FY 2017</i>	\$	-
<i>FY 2018</i>		-
<i>FY 2019</i>		-
<i>FY 2020</i>		-
<i>FY 2021</i>		-
<i>FY 2022</i>		-
<i>FY 2023</i>		-
<i>FY 2024</i>		-
<i>FY 2025*</i>		13,966
	\$	13,966

* Invoices received as of 9/11/2025

Table 8: Downtown Restrooms Expenditures

		Total
DIRECT EXPENSES		
FY 2017	\$	-
FY 2018		-
FY 2019		-
FY 2020		-
FY 2021		-
FY 2022		-
FY 2023		-
FY 2024		-
FY 2025*		-
	\$	-
ALLOCATION OF INDIRECT EXPENSES		
FY 2017	\$	-
FY 2018		-
FY 2019		-
FY 2020		-
FY 2021		-
FY 2022		-
FY 2023		-
FY 2024		-
FY 2025*		-
	\$	-
TOTAL EXPENSES		
FY 2017	\$	-
FY 2018		-
FY 2019		-
FY 2020		-
FY 2021		-
FY 2022		-
FY 2023		-
FY 2024		-
FY 2025*		-
	\$	-

* Invoices received as of 9/11/2025

**Table 9: Downtown Drainage, Roadway,
Sidewalks Expenditures**

	Total
DIRECT EXPENSES	
<i>FY 2017</i>	\$ -
<i>FY 2018</i>	-
<i>FY 2019</i>	-
<i>FY 2020</i>	-
<i>FY 2021</i>	-
<i>FY 2022</i>	-
<i>FY 2023</i>	-
<i>FY 2024</i>	-
<i>FY 2025*</i>	235,407
	\$ 235,407
ALLOCATION OF INDIRECT EXPENSES	
<i>FY 2017</i>	\$ -
<i>FY 2018</i>	-
<i>FY 2019</i>	-
<i>FY 2020</i>	-
<i>FY 2021</i>	-
<i>FY 2022</i>	-
<i>FY 2023</i>	-
<i>FY 2024</i>	-
<i>FY 2025*</i>	21,783
	\$ 21,783
TOTAL EXPENSES	
<i>FY 2017</i>	\$ -
<i>FY 2018</i>	-
<i>FY 2019</i>	-
<i>FY 2020</i>	-
<i>FY 2021</i>	-
<i>FY 2022</i>	-
<i>FY 2023</i>	-
<i>FY 2024</i>	-
<i>FY 2025*</i>	257,190
	\$ 257,190

* Invoices received as of 9/11/2025

Table 10: Indirect Costs Summary						
Year	PM & Coordination	Legal & Administration	Regional DDS	Miscellaneous Expenses	Total	
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -	
FY 2018	\$ 77,660	\$ 33,703	\$ 6,680	\$ 3,691	\$ 121,733	
FY 2019	\$ 68,230	\$ 29,936	\$ -	\$ 473	\$ 98,639	
FY 2020	\$ 73,897	\$ 63,062	\$ -	\$ 3,005	\$ 139,964	
FY 2021	\$ 51,010	\$ 40,363	\$ -	\$ -	\$ 91,373	
FY 2022	\$ 42,110	\$ 19,475	\$ -	\$ -	\$ 61,586	
FY 2023	\$ 50,393	\$ 17,127	\$ -	\$ -	\$ 67,519	
FY 2024	\$ 85,960	\$ 16,767	\$ -	\$ -	\$ 102,727	
FY 2025*	\$ 21,193	\$ 8,887	\$ -	\$ -	\$ 30,080	
Total	\$ 470,453	\$ 229,319	\$ 6,680	\$ 7,168	\$ 713,621	

* Invoices received as of 9/11/2025



Table 11: TIRZ No. 1 - TIRZ Revenues							
Year	Total TIRZ Assessed Value [a]	Anarene/Double LL Assessed Value [a]	In City Only TIRZ Assessed Value [a]	TIRZ City Revenue	TIRZ County Revenue - Anarene/Double LL	TIRZ County Revenue- In City	Total
FY 2017	\$ 37,912,603	\$ -	\$ 37,912,603	\$ -	\$ -	\$ -	\$ -
FY 2018	\$ 48,892,539	\$ -	\$ 48,892,539	\$ 15,475	\$ -	\$ 24,430	\$ 39,906
FY 2019	\$ 83,566,560	\$ -	\$ 83,566,560	\$ 37,923	\$ -	\$ 99,001	\$ 136,924
FY 2020	\$ 107,588,343	\$ -	\$ 107,588,343	\$ 65,688	\$ -	\$ 147,608	\$ 213,296
FY 2021	\$ 129,011,979	\$ -	\$ 129,011,979	\$ 86,477	\$ -	\$ 191,855	\$ 278,332
FY 2022	\$ 137,163,217	\$ -	\$ 137,163,217	\$ 94,288	\$ -	\$ 191,901	\$ 286,189
FY 2023 [c]	\$ 208,940,580	\$ 1,547,850	\$ 207,392,730	\$ 121,775	\$ -	\$ 214,030	\$ 335,805
FY 2024	\$ 247,801,926	\$ 1,660,092	\$ 246,141,834	\$ 150,951	\$ 86	\$ 270,229	\$ 421,266
FY 2025	\$ 284,972,192	\$ 2,228,550	\$ 282,743,642	\$ 190,488	\$ 596	\$ 371,631	\$ 562,714
				\$ 763,064	\$ 682	\$ 1,510,686	\$ 2,274,432

[a] Assessed Value per Hays Central Appraisal District.

[b] The County Revenue is calculated using a 50% participation rate for property within the City and a 25% participation rate for property outside the City in the Anarene/Double LL development.

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

Table 12: TIRZ No. 2 - TIRZ Revenues					
Year	Assessed Value [a]	TIRZ City Revenue	TIRZ County Revenue	Total	
FY 2017	\$ 5,836,710	\$ -	\$ -	\$ -	
FY 2018	\$ 12,307,670	\$ 4,345	\$ 14,398	\$ 18,743	
FY 2019	\$ 28,732,478	\$ 23,553	\$ 49,649	\$ 73,203	
FY 2020	\$ 48,439,951	\$ 40,473	\$ 90,255	\$ 130,728	
FY 2021	\$ 72,915,989	\$ 63,709	\$ 141,269	\$ 204,978	
FY 2022	\$ 126,120,850	\$ 114,270	\$ 232,569	\$ 346,839	
FY 2023	\$ 278,803,689	\$ 242,668	\$ 426,511	\$ 669,179	
FY 2024	\$ 407,601,856	\$ 345,116	\$ 617,714	\$ 962,830	
FY 2025	\$ 412,755,994	\$ 365,007	\$ 712,109	\$ 1,077,115	
		\$ 1,199,140	\$ 2,284,474	\$ 3,483,615	

[a] Assessed Value per Hays Central Appraisal District.



Table 13: Total Cash Position

TIRZ NO. 1 CUMULATIVE REVENUES*	\$ 2,274,432
TIRZ NO. 2 CUMULATIVE REVENUES*	\$ 3,483,615
TOTAL TIRZ CUMULATIVE REVENUES*	\$ 5,758,046
LESS: CITY REIMBURSEMENT	\$ (482,631)
LESS: COUNTY REIMBURSEMENT	\$ (290,000)
LESS: DSISD REIMBURSEMENT	\$ (71,257)
LESS: LIBRARY REIMBURSEMENT	\$ (174,450)
LESS: TOTAL AMOUNT FUNDED DIRECTLY BY TIRZ	\$ (1,316,873)
	\$ (2,335,211)
TOTAL REMAINING TIRZ REVENUE	\$ 3,422,835

*Revenues received through FY 2025.

Table 14 - Reimbursements by Entity				
	Contribution Amount		Reimbursed to Date	Amount to be Reimbursed
Total	\$ 1,018,338	\$	1,018,338	\$ -
<i>City</i>	<i>\$ 482,631</i>	<i>\$</i>	<i>482,631</i>	<i>\$ -</i>
<i>County</i>	<i>\$ 290,000</i>	<i>\$</i>	<i>290,000</i>	<i>\$ -</i>
<i>Library</i>	<i>\$ 174,450</i>	<i>\$</i>	<i>174,450</i>	<i>\$ -</i>
<i>DSISD</i>	<i>\$ 71,257</i>	<i>\$</i>	<i>71,257</i>	<i>\$ -</i>



Table 15 - FY 2025 Estimated Ending Cash Balance

AVAILABLE CASH AS OF 6/30/2025 (INCLUDES FY25 TIRZ REVENUE)	\$	3,422,835
LESS: FY 2025 BUDGET	\$	(368,000)
PLUS: FY 2025 BUDGET SPENT AS OF 6/30/25	\$	354,902
REMAINING FY 2025 BUDGET	\$	(13,098)
ESTIMATED TOTAL CASH POSITION AT END OF FY 25 (INCLUDING FY25 TIRZ REVENUE)	\$	3,409,737

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

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



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

Dripping Springs City Hall

511 Mercer Street – Dripping Springs, Texas

Tuesday, September 02, 2025, at 4:00 PM

DRAFT MINUTES

CALL TO ORDER AND ROLL CALL

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

Board Members present

Place 1 Ryan Thomas, Chair
 Place 3 Taline Manassian, Vice Chair
 Place 2 Jessy Milner (*arrived at 4:08 p.m.*)
 Place 4 Miles Mathews
 Place 5 Missy Atwood
 Place 6 Susan Kimball
 Place 7 Walt Smith (*arrived at 4:14 p.m.*)
 Advisory Member Bob Richardson

Staff, Consultants & Appointed/Elected Officials present

City Administrator Michelle Fischer
 Deputy City Administrator Shawn Cox
 City Attorney Laura Mueller
 City Secretary Diana Boone
 Maintenance Director Riley Sublett
 City Inspector Garrett Osborne
 TIRZ Project Manager Keenan Smith, AIA

PRESENTATION OF CITIZENS

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

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

No one spoke during the Presentation of Citizens.

MINUTES

1. Consider approval of the August 11, 2025 TIRZ No.1 & No.2 Board meeting minutes.

A motion was made by Board Member Mathews and seconded by Board Member Kimball, to approve the August 11, 2025, TIRZ No. 1 & No. 2 Board Meeting minutes. The motion to approve carried 3 to 0 with 2 members abstaining, Vice Chair Manassian and Board Member Atwood. Board members Milner and Smith were not present to vote.

BUSINESS AGENDA

2. Discuss and consider approval of a recommendation to City Council regarding the selection of a bidder for the Stephenson Building and Parking Lot Project and the authorization of staff and the Mayor to finalize agreement with selected bidder. Sponsor: Mayor Bill Foulds, Jr.

A motion was made by Board Member Atwood and seconded by Board Member Mathews, to approve the recommendation to City Council regarding the selection of a bidder, QA Construction, for the Stephenson Building and Parking Lot Project. The motion carried unanimously 7 to 0. Board members Milner and Smith arrived during this presentation.

3. Update on the Dripping Springs Community Library Project. Missy Atwood, District Board of Trustees President

Board Member Atwood provided an 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), 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.

4. Consultation with attorney and deliberation regarding real property for parcels involved in TIRZ Priority Projects including Old Fitzhugh Road, Town Center, Stephenson Building, and other strategic real property acquisitions related to TIRZ Priority Projects. (551.071, Consultation with Attorney; 551.073, Deliberation Regarding Real Property).

The Board did not meet in Closed Session.

ADJOURN

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

The meeting was adjourned at 5:13 p.m.

Stephenson Building & Downtown Parking Lot

Construction Agreement with QA Construction Services, Inc.

TIRZ Board Meeting
Oct. 6, 2025

Keenan Smith, TIRZ Project Manager
Shawn Cox, Deputy City Administrator
Michelle Fischer, City Administrator



DRIPPING SPRINGS
Texas

Contract Negotiation Process

Item 3.



- 9/5/25, 9/11/25, 9/18/25, and 9/25/25 Committee held Value Engineering meetings w/ QA.
- 9/25/25 QA submitted final Value Engineering and Alternate selections based on Committee Consensus.
- 9/29/2025 Committee Recommendation submitted, including value engineering.
- 10/7/2025 City Council consideration of QA Construction Contract.



DRIPPING SPRINGS
Texas

Recommended Base Bid Items

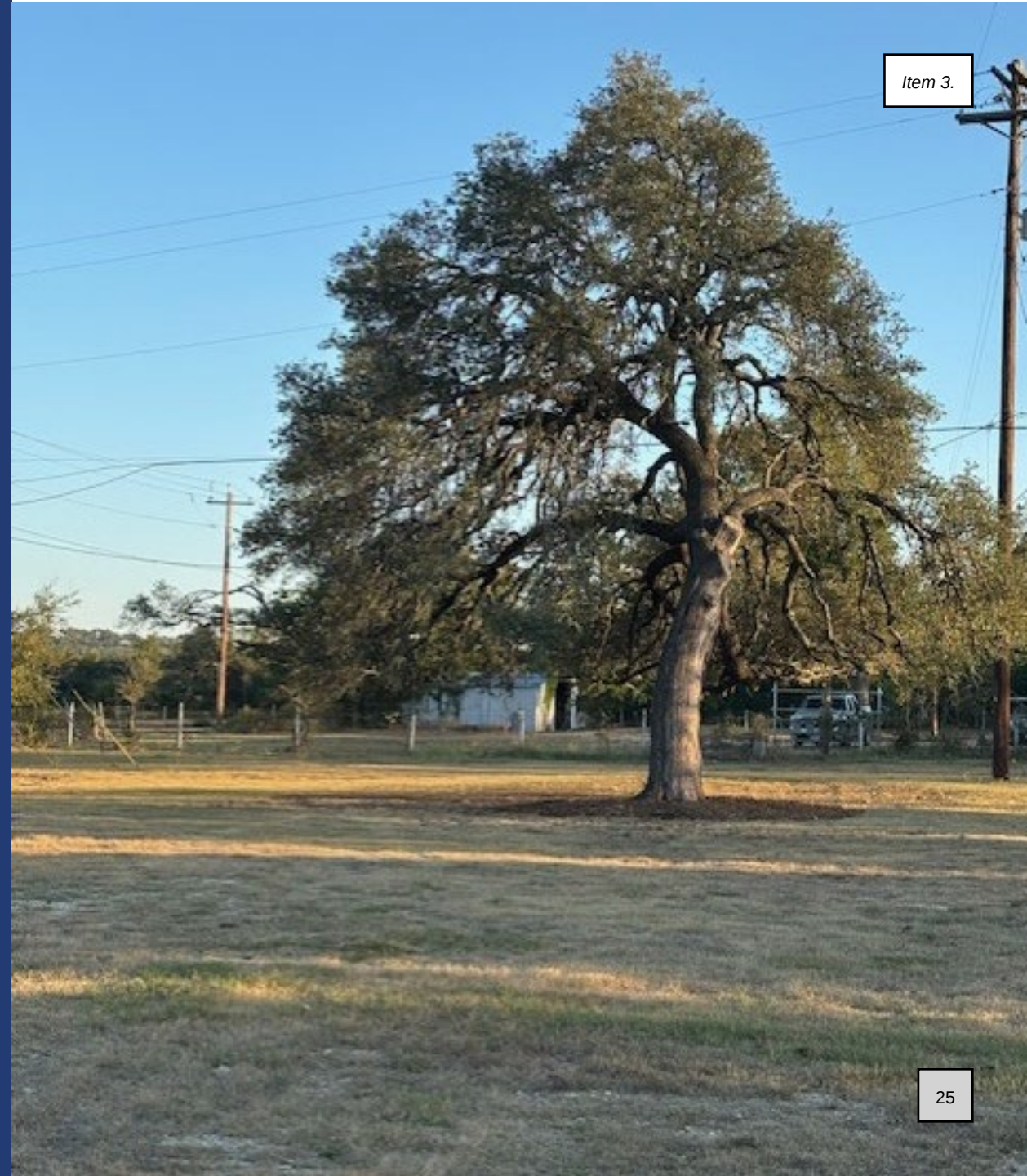
Building: \$3,014,000

Parking Lot: \$1,267,000

Total Base Bid: \$4,281,000



DRIPPING SPRINGS
Texas



Recommended Alternates

- Alternate No. 1: Replace windows at existing building: \$59,000
- Alternate No. 2: Roof thermal and acoustic insulation at existing building: \$26,000



DRIPPING SPRINGS
Texas



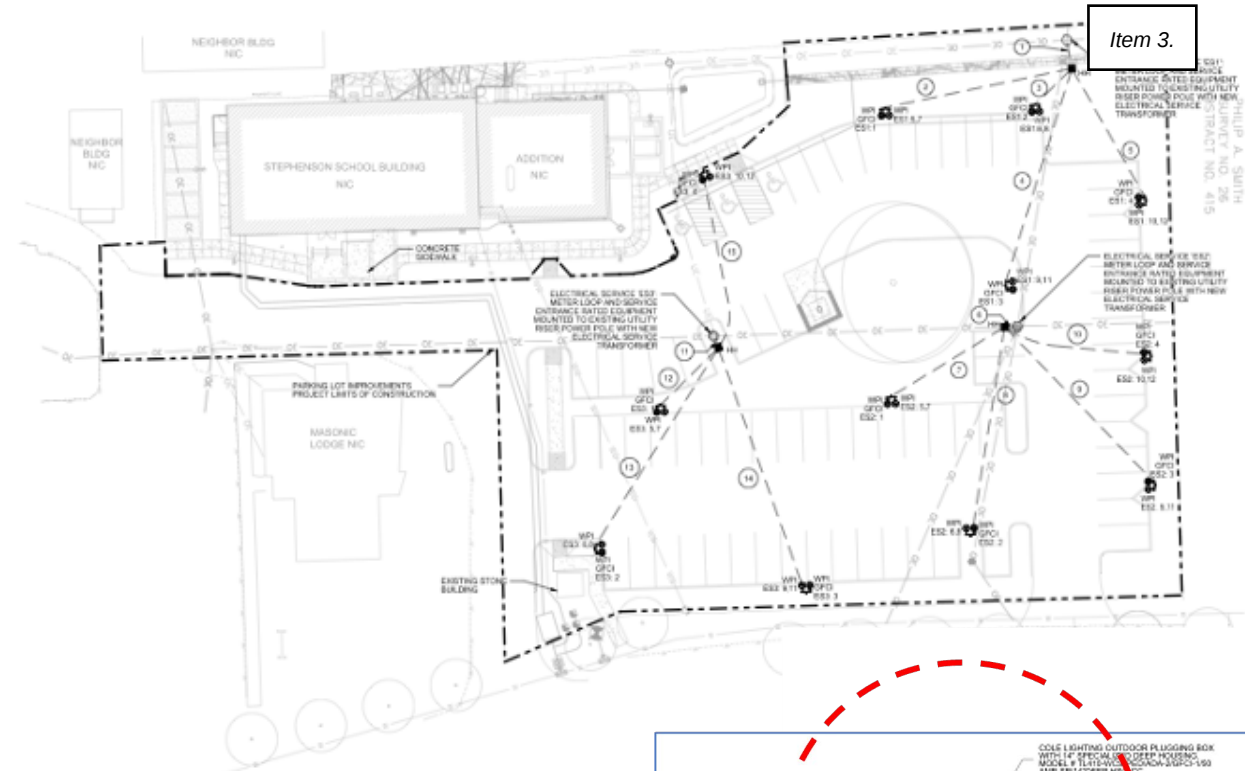
Recommended Alternates

- Alternate A: Parking Lot Power: \$113,000
Facilitates Markets & Community Events
Recommended by Parks & Community Services

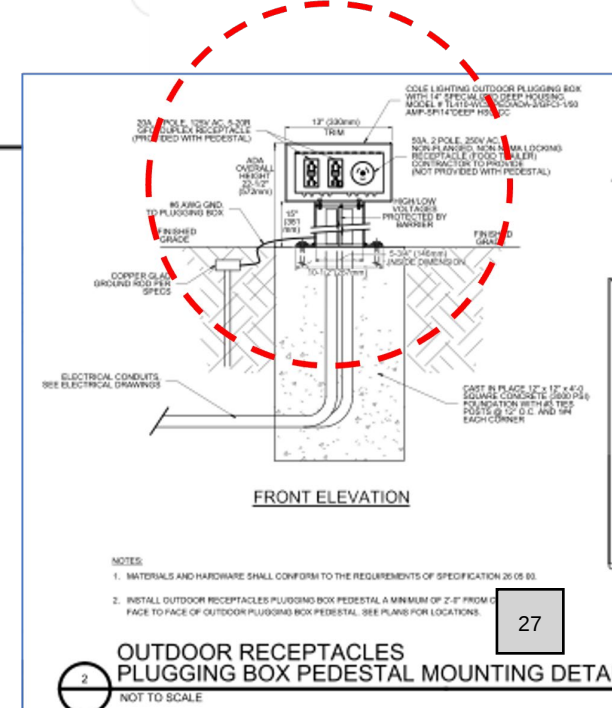
Total Add Alternates: \$198,000



DRIPPING SPRINGS
Texas



1 PARKING LOT ELECTRICAL PLAN
SCALE: 1" = 20'-0"



Value Engineering

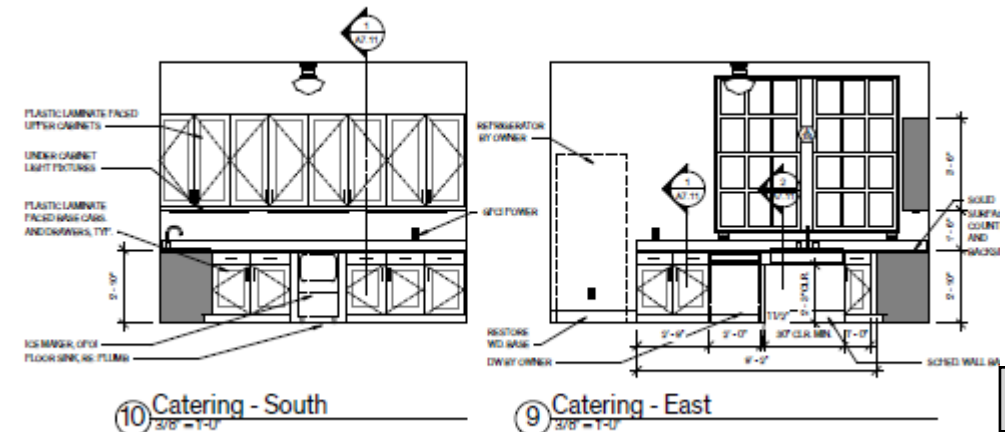
- Eliminated decorative pavers throughout
- City to provide quarry rocks
- Eliminated flagpole
- Eliminated most window treatments
- Eliminated picture hanging system at gallery
- Eliminated overhead cabinets at catering
- Eliminated overhead cabinets at Addition Entry Lobby
- Eliminated counter at Green Room
- Eliminated carpet tile and finished concrete in Addition, instead doing sealed concrete throughout
- Voluntary deduct for lighting fixtures



Total Value Engineering Reductions: (\$31,800)



DRIPPING SPRINGS
Texas



Project Cost & Funding

Base Bid	\$4,281,000
Add Alternates	\$ 198,000
Value Engineering	(\$31,800)

Net Contract Amount: \$4,447,200

Contract Amount	\$4,447,200
10% Contingency	\$ 444,720
Total	\$4,891.920

Debt Issuance Funds	\$4,695,163
Landscape Funds	\$ 200,000
Total	\$4,895,163



Next Steps

- Execute Contract
- Obtain Performance & Payment Bond
- Issue Notice to Proceed on 10/20/2025
- 365 calendar days to complete



DRIPPING SPRINGS
Texas



Questions?



DRIPPING SPRINGS
Texas



CONSTRUCTION CONTRACT

THIS CONSTRUCTION CONTRACT (hereinafter the “Contract”) made this the 7th day of October, 2025 (“Effective Date”), by and between **QA Construction Services, Inc.**, (a Texas limited liability company), whose address is 5811 Blue Bluff Road, Austin, TX 78724 (hereinafter called the “Contractor”), and the CITY OF DRIPPING SPRINGS (herein after called the “City”).

WITNESSETH, that the Contractor and the City for the considerations stated herein mutually agree as follows:

ARTICLE 1. STATEMENT OF WORK

The Contractor shall furnish all supervision, technical personnel, labor, materials, machinery, tools, equipment and services, including utility and transportation services that are such an inseparable part of the work described that exclusion would render performance by Contractor impractical, illogical, or unconscionable. Furthermore, Contractor shall perform and complete all work required for the construction of the Improvements embraced in the Project; namely, STEPHENSON SCHOOL BUILDING PROJECT and PARKING LOT, and required supplemental work, all in strict accordance with the contract documents including all addenda thereto (hereinafter referred to as the “Work”). All Work shall be performed in a good and workmanlike manner according to industry standards. The parties agree that the Statement of Work and the addenda to this Contract is a description of Contractor’s obligations and responsibilities and is deemed to include preliminary considerations and prerequisites.

ARTICLE 2. CONTRACTOR’S DUTIES

2.1 Construction. Contractor shall construct all Improvements embraced in the **Project** as described in the proposal documents.

2.2 Labor and Materials. The Contractor shall furnish all labor, materials, mechanical workmanship, transportation, equipment, and services necessary for the completion of the work described in this Contract and in accordance with the plan (if any) and other contract documents to conduct the construction required under this Contract in an efficient manner.

2.3 Completion of Work. Work, shall commence after the date the Notice to Proceed is received by the Contractor following the preconstruction meeting, and Contractor shall complete the Work within **three hundred sixty-five (365) consecutive calendar days** after receiving the Notice to Proceed. The City shall provide Contractor with written acceptance of the Work upon completion. Payment of monies due hereunder does not constitute acceptance of the Work.

2.4 Invoicing. Contractor shall prepare an invoice for work completed and submit the involved to the City for payment. The proposal for the work is set forth in the proposal documents. Incomplete or inaccurate invoices shall be returned other Contractor for correction and re-submittal.

2.5 Insurance. Contractor shall assume all risk and liability for accidents and damages that may occur to persons or property during the performance of the work under this Contract. Contractor shall not be covered by the City's liability carrier. Contractor shall, at its sole expense, acquire and maintain during the full term of this Contract insurance coverage with insurers licensed to do business in the State of Texas and acceptable to the City. The Contractor shall comply with all insurance requirements contained in *Article 5 of General Conditions and Division C*, including maintaining worker's compensation and liability coverage in stated amounts and providing proof of such coverage. Contractor shall give the City thirty (30) days written notice of any material change or cancellation of coverage. Contractor shall list the City as an additional named insured in its liability coverage.

2.6 Change Orders. Change orders from the City or requested by the Contractor shall be controlled by *Articles 10, 11 and 12 of the General Conditions*. The City shall have the continuing right to inspect and, upon reasonable cause, reject any Work provided by Contractor under this Contract. Contractor will at Contractor's cost promptly re-perform any Work to the extent necessary to correct any rejected Work, to correct any breach or to make the Work conform to the provisions of this Contract and any applicable Statement of Work (collectively, "Corrective Work"). The City's failure to inspect or to discover defective Work will not relieve Contractor from any liability or responsibility. Payment of any funds by the City to Contractor will not constitute a waiver or acceptance of any defective Work.

2.7 Warranty and Maintenance Bond. The Contractor agrees to remedy all defects appearing in the work, or developing in the materials furnished and the workmanship performed, under this Contract during the warranty period of **two (2) years** after the date of final acceptance of the work by the City for the full amount (100%) of the work. Contractor further agrees to indemnify and hold the City harmless from any costs encountered in remedying such defects. Contractor shall agree to supply a **two (2) year** maintenance bond to the City at the time of acceptance of the work for the full amount of the work. Furthermore, Contractor shall:

- (a) Timely perform the Work with due diligence, in a good, workmanlike and safe manner consistent with that high degree of skill, competence and professional care of generally accepted industry standards and in compliance with City policies and the provisions of this Contract and any applicable Statement of Work. Contractor will perform the Work within the time set by the City in each Statement of Work.
- (b) Ensure that all employees of Contractor and Contractor Group maintain a current license while performing any Work for which a license is required under any applicable regional, state or federal law or regulatory agency.
- (c) Use only materials, goods, tools, machinery, and equipment of sufficient quality for their purposes, free from defect and meeting all standards and specifications customary for the Work being performed as well as standards and specifications provided by City, if any.

2.8 Mandatory Disclosures. Texas law requires that vendors make certain disclosures. Prior to the effective date of this Contract and issuance of the Notice to Proceed, the Contractor has submitted to the City a copy of the Conflict-of-Interest Questionnaire form (CIQ Form) approved by the Texas Ethics Commission (Texas Local Government Code Chapter 176), and the Contractor

shall file a Form 1295 Certificate of Interested Parties (Form 1295) approved by the Texas Ethics Commission (Texas Government Code Section 2252.908). The Contractor also confirms it is in compliance with all Texas requirements related to government contracts including: (1) no boycott of Israel; (2) not listed as a foreign terrorist organization by the Texas Comptroller of Public Accounts; (3) Contractor does not have a policy or practice of discriminating against firearm entities or firearm trade associations; (4) Contractor does not boycott energy companies; and Contractor is compliant with all other Texas laws including any additional disclosure requirements.

ARTICLE 3. THE CONTRACT PRICE

The City will pay the Contractor for the performance of the Contract, in current funds, subject to additions and deductions as provided in this Contract and Addenda, the sum of **\$ 4,447,200.00.** Payments will be made pursuant to this Contract and its Addenda. Contractor shall document and submit to City all time, mileage, travel, equipment, rentals, supplies, materials and other charges incurred for which City has agreed to reimburse Contractor. Contractor shall maintain correct records in connection with the Work and all transactions related to this Contract (including without limitation, complete and accurate records of all of Contractor's charges and expenses and documentation of items that are chargeable to City under this Contract) and shall retain all records for two (2) years following the calendar year in which the final invoice for the Work was sent to City. City shall have the right, at City's expense, upon reasonable advance notice at the offices of Contractor and during Contractor's normal business hours, to inspect, copy, and audit all records (except Contractor's trade secrets or proprietary information) of Contractor in connection with the Work performed by or on behalf of Contractor for City's account and all payments made to or by Contractor. If the audit reveals a discrepancy between the amount or value of materials or services billed to City and that which is evidenced by Contractor's books and records, City shall have the right to adjust its account with Contractor, which adjustment may necessitate a refund by Contractor of funds disbursed to Contractor.

ARTICLE 4. THE CONTRACT

The executed contract documents shall consist of the following components:

Exhibit A	Project Manual
Exhibit B	Plans – Stephenson Building
Exhibit C	Plans – Parking Lot
Exhibit D	Addenda
Exhibit E	Performance and Payment Bond
Exhibit F	Certificate of Insurance
Exhibit G	Contractor's Signed Cost Proposal
Exhibit H	Contractor's Value Engineering
Exhibit I	Conflict of Interest Questionnaire
Exhibit J	Form 1295 Certificate
Exhibit K	Form of Maintenance Bond

This Contract, together with other documents enumerated in this ARTICLE 4, which said other documents are as fully a part of this Contract as if hereto attached or herein repeated, forms the Contract between the parties hereto. If there is any inconsistency between the terms of this Contract and other documents listed herein Article 4, the terms of this Contract shall control. The City objects to and rejects any terms contained within Contractor's statements of work, purchase orders, work orders, invoices, proposals, proposals, delivery tickets, or other document issued by Contractor that modify, alter, amend, or supplement the terms of this Contract, purport to affect the risk allocation scheme in this Contract, or add additional requirements to this Contract or any Statement of Work. The Parties agree that no changes to the risk allocation scheme set forth in this Contract may be made unless an amendment to this Contract is executed by authorized representatives of both Parties that specifically identifies this Contract and the specific terms or provisions that are amended

ARTICLE 5. TERMINATION AND DELAYS

Terminations and delays are governed by *Articles 10, 12 and 15 of General Conditions*.

ARTICLE 6. MISCELLANEOUS

6. Non-Assignability. Neither the City nor the Contractor shall assign any interest in this Contract without the prior written consent of the other party outside of what is allowed in this Contract, or its the proposal documents described above.

6.2 Amendment. This Contract and the proposal documents described above embody the entire Contract between the parties and may not be modified unless in writing, executed by all parties.

6.3 Independent Contractor. Contractor is an independent contractor under this Contract. Services provided by Contractor pursuant to this Contract shall be subject to the supervision of the Contractor. In providing such services, neither Contractor nor Contractor's agents shall act as officers, employees, or agents of the City. No partnership, joint venture, or other join relationship is created hereby. City does not extend to Contractor or Contractor's agents any authority of any kind to bind City in any respect whatsoever.

6.4 Notice. Any notice and/or statement required or permitted by this Contract, shall be deemed to be given and delivered when deposited in the United States mail, certified with return receipt requested, postage prepaid, addressed to the appropriate Party at the following addresses, or such other address as amended by providing notice to the other party at the addresses below:

If to the City:

City of Dripping Springs
Attn: City Administrator
PO Box 384
Dripping Springs, TX 78620

If to the Contractor:

QA Construction Services Inc.
Attn: Shay Traweek, Project Manager
5811 Blue Bluff Road
Austin, TX 78724

6.5 Force Majeure. No party to this Contract shall be deemed in violation if it is prevented from timely performing any of its obligations by reason of labor disputes, acts of God, acts of the public enemy, acts of superior governmental authority, or other circumstances for which the party is not responsible, or which is not in its control.

6.6 Law & Venue. This Contract shall be governed by the laws of the State of Texas. The venue for any disputes arising under this Contract shall be the district court of Hays County, Texas.

6.7 Severability. If the final judgment of a court of competent jurisdiction invalidates any part of this Contract, then the remaining parts shall be enforced, to the extent possible, consistent with the intent of the Parties as evidenced by this Contract.

6.8 Entire Contract. This Contract and the proposal documents described above in Article 4 herein constitutes the entire Contract of the Parties and supersedes any and all prior understandings, or oral or written Contracts, between the Parties on this subject matter.

6.09 Termination and Delays. Terminations and delays are governed by *Articles 10, 12 and 15 of Section D-1 of the General Conditions*.

6.10 Indemnification. Contractor hereby releases, and shall cause its insurers, its subcontractors, to release the City and its agents and assigns from any and all claims or causes of action which Contractor, its insurers, and/or its subcontractors might otherwise possess resulting in or from or in any way connected with any loss covered or which should have been covered by insurance maintained and/or required to be maintained by Contractor and/or its subcontractors pursuant to this contract, even if such claims of causes of action arise from or are attributed to the sole or concurrent negligence of any City agent or from strict liability.

6.11 Liquidated Damages. Failure on the part of the Contractor to sustain the required maintenance or perform under this Contract may result in liquidated damages. The City may assess liquidated damages as listed in Section C-7 for incomplete work until all work is completed.

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be executed in four (4) original copies on the day and year first above written.

CITY OF DRIPPING SPRINGS:

Michelle Fischer, City Administrator

CONTRACTOR:

Printed Name and Title

ATTEST:

Signature

Printed Name and Title

CORPORATE CERTIFICATIONS:

I, _____, certify that I am the Secretary / Treasurer of the corporation named as Contractor herein; that _____ who signed this Contract on behalf of the Contractor, was then _____ of said corporation; that said Contract was duly signed for and on behalf of said corporation by authority of its governing body, and is within the scope of its corporate powers.

[CORPORATE SEAL]

Corporate Secretary

Printed Name

Date

Progress Report

Old Fitzhugh Road PS&E

August 2025

Description of Work Performed During the Past Period – August 2025

PROJECT MANAGEMENT

- Project management and administration
- City progress meetings – 1

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

- No tasks this period

DRAINAGE DESIGN

- No tasks this period

ILLUMINATION

- No tasks this period

UTILITY COORDINATION

- General coordination to facilitate relocations
- Review Spectrum design plans; more detailed design plans requested
- Additional coordination to escalate / push Spectrum design team and engineer
- Ongoing coordination meetings with City of Dripping Springs, Frontier, PEC, Spectrum, Fiberlight DSWS (biweekly)
- Submit Monthly Utility Status Report to TxDOT

ENVIRONMENTAL

- No tasks – cleared utilities

ROW SURVEYING

- No tasks – Easements & ROW surveying complete

LANDSCAPE, STREETScape, URBAN DESIGN

- No tasks this period

PS&E PREPARATION

- No tasks this period

PUBLIC ENGAGEMENT

- No tasks this period

Anticipated Work to be Performed Next Period – September 2025

PROJECT MANAGEMENT

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

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

- No tasks anticipated next period

DRAINAGE DESIGN

- No tasks anticipated next period

ILLUMINATION

- No tasks anticipated next period

UTILITY COORDINATION

- General coordination to facilitate relocations
- Review Spectrum design plans; more detailed design plans requested
- Additional coordination to escalate / push Spectrum design team and engineer
- Ongoing coordination meetings with City of Dripping Springs, Frontier, PEC, Spectrum, Fiberlight DSWS (biweekly)
- Submit Monthly Utility Status Report to TxDOT

ENVIRONMENTAL

- No tasks – cleared utilities

ROW SURVEYING

- No tasks – Easements & ROW surveying complete

LANDSCAPE, STREETScape, URBAN DESIGN

- No tasks anticipated next period

PS&E PREPARATION

- No tasks anticipated next period

PUBLIC ENGAGEMENT

- No tasks anticipated next period

Project Needs – *This Period*

- Spectrum - City support in escalating utility relocations – continued concerns

Project Challenges and Resolutions – *This Period*

- 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 will not review 95% design plan submission until utility relocations have made “further progress”. Will keep TxDOT informed of progress.
- Singular utility pole identified as private service within City right-of-way. Working to relocate.

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>	
90% PS&E Submission	January 2025	February 2025	N/A	January 2025	Completed. TxDOT is tracking this as a 60% submittal package.
90% PS&E Resubmission	N/A	N/A	October 2025	July 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.
100% PS&E Submission	April 2025	April 2025	December 2025	September 2025	May be delayed by TxDOT reviews
Ready to Let PS&E Submission	May 2025	May 2025	February 2026	October 2025	Includes buffer for utility relocations to be completed.
Let Date	August 2025	August 2025	May 2026	January 2026	

Current Utility Status

- **PEC** – Construction started 07/04/25. Completed with pole installation and relocation of power lines; removals will occur after Frontier and Spectrum. Estimated completion – 10/21/25.
- **Frontier** – Construction started 07/28/25. Waiting on Spectrum to cables attach their cables to new poles. Estimated completion – 09/19/25.
- **Spectrum** – Design completed. Estimated construction start date – 09/22/2025. Estimated completion – 10/10/25.
- **Fiberlight** – Completed.
- **Dripping Springs Water Supply** – Joint Bid w/OFR Project, 100% design plans received & incorporated into OFR Set.

ID	Task Name	Duration	Start	Finish	Pred	Successors													2027												2028																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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Prepared By:
Marwin Lopez, PE #131421

Task

Split

Milestone

Summary

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

External Milestone

Deadline

Progress

Manual Progress

OLD FITZHUGH ROAD

90% ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST (EOPCC)

Item 4.

DISTRICT: AUSTIN
COUNTY: HAYS
CSJ: 914-33-107
DATE: 7/12/2025

HDR Engineering, Inc. Firm F-754

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DESCRIPTION

For the reconstruction of Old Fitzhugh Road including lime stabilized base, flexible base, asphalt, curb, gutter, parking turnouts, driveways, exposed aggregate sidewalk, flagstone

ITEM	ITEM DESCRIPTION	UNIT	UNIT PRICE	PROJECT TOTAL	
				QUANTITY	COST

SUMMARY OF REMOVAL QUANTITIES

100-7002	PREPARING ROW	STA	\$ 5,000.00	33	\$ 165,000.00
104-7011	REMOV CONC (DRIVEWAYS)	SY	\$ 25.00	341	\$ 8,525.00
104-7013	REMOV CONC (SIDEWALK, RAMP OR SUP)	SY	\$ 70.00	59	\$ 4,130.00
104-7017	REMOV CONC (CURB & GUTTER)	LF	\$ 37.50	255	\$ 9,562.50
104-7046	REMOV CONC (MISC)	SY	\$ 50.00	75	\$ 3,750.00
105-7006	RMV (6"-10") TRT/UNT RT BASE & ASPH PAV	SY	\$ 28.00	8,003	\$ 224,084.00
105-7019	RMV (19"-23") TRT/UNT RT BASE & ASPH PA	SY	\$ 12.00	1,017	\$ 12,204.00
110-7001	EXCAV (ROADWAY)	CY	\$ 24.10	5,745	\$ 138,454.50
496-7037	REMOV STR (PIPE)	EA	\$ 737.50	9	\$ 6,637.50
550-7007	CHAIN LINK FENCE (REMOVE)	LF	\$ 10.50	88	\$ 924.00
560-7012	RELOCATE EXISTING MAILBOX	EA	\$ 550.00	26	\$ 14,300.00
690-7057	REMOVAL OF PEDESTRIAN RAMPS	EA	\$ 710.00	9	\$ 6,390.00
SUBTOTAL:				\$	593,961.50

SUMMARY OF ROADWAY QUANTITIES

132-7006	EMBANK (FNL)(DC)(TY C)	CY	\$ 26.00	889	\$ 23,114.00
247-7176	FL BS (CMP IN PLC)(TYA GR1-2)(FNAL POS	CY	\$ 100.00	3,783	\$ 378,300.00
3007-7001	BONDING COURSE	GAL	\$ 4.75	867	\$ 4,118.25
310-7015	PRIME COAT (MULTI OPTION)	GAL	\$ 10.50	1,450	\$ 15,225.00
341-7030	D-GR HMA TY-C PG76-22	TON	\$ 360.00	1,712	\$ 616,320.00
474-7021	CAST-IN-PLACE TRENCH DRAIN	LF	\$ 150.00	133	\$ 19,950.00
529-7007	CONC CURB (MONO) (TY II)	LF	\$ 30.00	666	\$ 19,980.00
529-7009	CONC CURB & GUTTER (TY II)	LF	\$ 65.00	3,547	\$ 230,555.00
529-7028	CONC CURB (RIBBON)	LF	\$ 70.00	922	\$ 64,540.00
530-7001	SPEED TABLE	SY	\$ 150.00	345	\$ 51,750.00
530-7006	DRIVEWAYS (CONC)	SY	\$ 135.00	1,627	\$ 219,645.00
530-7010	DRIVEWAYS (ACP)	SY	\$ 72.50	29	\$ 2,102.50
530-7015	DRIVEWAYS (BASE)	SY	\$ 41.25	226	\$ 9,322.50
530-7017	TURNOUTS (CONC)	SY	\$ 100.00	646	\$ 64,600.00
SUBTOTAL:				\$	1,719,522.25

SUMMARY OF PEDESTRIAN QUANTITIES

531-7005	CURB RAMPS (TY 1)	EA	\$ 3,400.00	2	\$ 6,800.00
531-7010	CURB RAMPS (TY 7)	EA	\$ 3,250.00	2	\$ 6,500.00
531-7011	CURB RAMPS (TY 10)	EA	\$ 3,270.00	1	\$ 3,270.00
531-7013	CURB RAMPS (TY 21)	EA	\$ 4,250.00	2	\$ 8,500.00
531-7100	CONC SIDEWALKS (5") (EXPOSED AGGREGATE FINISH)	SY	\$ 135.00	3,061	\$ 413,235.00
SP434S-MRR	MORTARED RIVER ROCK	SF	\$ 50.00	289	\$ 14,450.00
SUBTOTAL:				\$	452,755.00

SUMMARY OF DRAINAGE QUANTITIES

120S-B	CHANNEL EXCAVATION, PLAN QUANTITY - POND A	CY	\$ 85.00	400	\$ 34,000.00
403S-CY-A	CONCRETE FOR MISC. STRUCTURES, CLASS A - OUTFALLS	CY	\$ 490.00	9	\$ 4,410.00
403S-CY-AS	CONCRETE FOR MISC. STRUCTURES, CLASS A - SPLITTER STRUCTURE	CY	\$ 490.00	11	\$ 5,390.00
403S-CY-C	CONCRETE FOR MISC. STRUCTURES, CLASS C - CONCRETE "U" CHANNEL	CY	\$ 650.00	12	\$ 7,800.00
506-JSW-4X4	JUNCTION BOX, 4-FT X 4-FT, INCLUDING ACCESS MANHOLE	EA	\$ 9,600.00	2	\$ 19,200.00
506 MSW-72	STANDARD PRE-CAST MANHOLE W/PRE-CAST BASE, 72 INCH DIA.	EA	\$ 13,000.00	2	\$ 26,000.00
506 MSW-60	STANDARD PRE-CAST MANHOLE W/PRE-CAST BASE, 60 INCH DIA.	EA	\$ 12,500.00	12	\$ 150,000.00
506 MSW-48	STANDARD PRE-CAST MANHOLE W/PRE-CAST BASE, 48 INCH DIA.	EA	\$ 11,800.00	2	\$ 23,600.00
508S-H	HEADWALLS, 36 IN. DIA. RCP (SLOPED)	EA	\$ 6,000.00	2	\$ 12,000.00
508S-I5S	INLET, STANDARD-5	EA	\$ 7,350.00	2	\$ 14,700.00
508S-I10S	INLET, STANDARD-10	EA	\$ 8,250.00	17	\$ 140,250.00
508S-IG-2X2	INLET, GRATE 2-FT X 2-FT	EA	\$ 5,000.00	7	\$ 35,000.00
508S-IG-1X4	INLET, GRATE 1-FT X 4-FT	EA	\$ 5,000.00	8	\$ 40,000.00
591S-B	DRY ROCK RIPRAP (D50=18 IN)	SY	\$ 110.00	50	\$ 5,500.00
132-6001	EMBANKMENT (FINAL)	EA	\$ 110.00	30	\$ 3,300.00
247-7178	FL BS (CMP IN PLC)(TY A GR 4)(FNAL POS	CY	\$ 105.00	7	\$ 735.00
464-6001	RC PIPE (CL III)(12 IN)	LF	\$ 125.00	21	\$ 2,625.00
464-6003	RC PIPE (CL III)(18 IN)	LF	\$ 150.00	802	\$ 120,300.00
464-6005	RC PIPE (CL III)(24 IN)	LF	\$ 200.00	1,200	\$ 240,000.00
464-6007	RC PIPE (CL III)(30 IN)	LF	\$ 220.00	990	\$ 217,800.00
464-6008	RC PIPE (CL III)(36 IN)	LF	\$ 260.00	1,200	\$ 312,000.00
SS8027	SAND BEDDING - U CHANNEL	CY	\$ 150.00	3	\$ 450.00
SUBTOTAL:				\$	1,415,060.00

OLD FITZHUGH ROAD

90% ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST (EOPCC)

Item 4.

DISTRICT: AUSTIN
COUNTY: HAYS
CSJ: 914-33-107
DATE: 7/12/2025

HDR Engineering, Inc. Firm F-754

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DESCRIPTION

For the reconstruction of Old Fitzhugh Road including lime stabilized base, flexible base, asphalt, curb, gutter, parking turnouts, driveways, exposed aggregate sidewalk, flagstone

ITEM	ITEM DESCRIPTION	UNIT	UNIT PRICE	PROJECT TOTAL	
				QUANTITY	COST

SUMMARY OF ILLUMINATION (BASE BID) QUANTITIES

416-7006	DRILL SHAFT (36 IN)	LF	\$ 354.00	5	\$ 1,593.00
416-7039	DRILL SHAFT (RDWY ILL POLE) (24 IN)	LF	\$ 284.23	40	\$ 11,369.20
618-7030	CONDT (PVC) (SCH 40) (2")	LF	\$ 22.00	4,904	\$ 107,888.00
618-7031	CONDT (PVC) (SCH 40) (2") (BORE)	LF	\$ 35.00	382	\$ 13,370.00
618-7057	CONDT (PVC) (SCH 80) (2") (CONC ENCSE)	LF	\$ 17.45	364	\$ 6,351.80
620-7005	ELEC CONDR (NO.10) BARE	LF	\$ 2.24	280	\$ 627.20
620-7006	ELEC CONDR (NO.10) INSULATED	LF	\$ 2.00	560	\$ 1,120.00
620-7009	ELEC CONDR (NO.6) BARE	LF	\$ 2.65	3,856	\$ 10,218.40
620-7010	ELEC CONDR (NO.6) INSULATED	LF	\$ 2.65	7,712	\$ 20,436.80
624-7001	GROUND BOX TY A (122311)	EA	\$ 1,090.00	2	\$ 2,180.00
624-7002	GROUND BOX TY A (122311)W/APRON	EA	\$ 1,562.50	9	\$ 14,062.50
628-7147	ELC SRV TY D 120/240 060(NS)SS(E)PS(U)	EA	\$ 9,100.00	1	\$ 9,100.00
628-7154	ELC SRV TY D 120/240 060(NS)SS(N)PS(U)	EA	\$ 16,695.98	3	\$ 50,087.94
XX1	LED DECORATIVE ILLUMINATION ASSEMBLY (TYPE A)	EA	\$ 9,000.00	7	\$ 63,000.00
XX2	LED DECORATIVE ILLUMINATION ASSEMBLY (TYPE C)	EA	\$ 8,300.00	1	\$ 8,300.00
SUBTOTAL:				\$	319,704.84

SUMMARY OF ILLUMINATION (ALT BID) QUANTITIES

416-7006	DRILL SHAFT (36 IN)	LF	\$ 354.00	54	\$ 19,116.00
416-7039	DRILL SHAFT (RDWY ILL POLE) (24 IN)	LF	\$ 284.23	8	\$ 2,273.84
432-7053	RIPRAP (SPECIAL)	CY	\$ 1,000.00	0	\$ 80.00
618-7030	CONDT (PVC) (SCH 40) (2")	LF	\$ 22.00	3,477	\$ 76,494.00
620-7009	ELEC CONDR (NO.6) BARE	LF	\$ 2.65	6,839	\$ 18,123.35
620-7010	ELEC CONDR (NO.6) INSULATED	LF	\$ 2.65	13,678	\$ 36,246.70
XX1	LED DECORATIVE ILLUMINATION ASSEMBLY (TYPE A)	EA	\$ 9,000.00	4	\$ 36,000.00
XX2	LED DECORATIVE ILLUMINATION ASSEMBLY (TYPE C)	EA	\$ 8,300.00	33	\$ 273,900.00
XX3	LED DECORATIVE ILLUMINATION ASSEMBLY (TYPE B)	EA	\$ 8,300.00	51	\$ 41,500.00
SUBTOTAL:				\$	503,733.89

SUMMARY OF SIGNING QUANTITIES

644-7001	IN SM RD SN SUP&AM TY10BWG(1)SA(P)	EA	\$ 1,000.00	33	\$ 33,000.00
644-7073	REMOVE SM RD SN SUP&AM	EA	\$ 150.00	18	\$ 2,700.00
SUBTOTAL:				\$	35,700.00

SUMMARY OF PAVEMENT MARKING QUANTITIES

666-7029	REFL PAV MRK TY I (W)12"(SLD)(090MIL)	LF	\$ 10.00	300	\$ 3,000.00
666-7035	REFL PAV MRK TY I (W)24"(SLD)(090MIL)	LF	\$ 20.00	187	\$ 3,740.00
666-7086	REF PAV MRK TY I(W)18"(YLD TRI)(090MIL)	EA	\$ 85.00	10	\$ 850.00
666-7410	REFL PAV MRK TY I (W)6"(SLD)(090MIL)	LF	\$ 5.00	273	\$ 1,365.00
666-7422	REFL PAV MRK TY I (Y)6"(SLD)(090MIL)	LF	\$ 6.00	6,170	\$ 37,020.00
668-7067	PRE PM TY B(BL&WH)(ACC PRK)(W/BORDR)LG	EA	\$ 600.00	1	\$ 600.00
672-7004	REFL PAV MRKR TY II-A-A	EA	\$ 6.00	79	\$ 474.00
SUBTOTAL:				\$	47,049.00

SUMMARY OF EROSION CONTROL QUANTITIES

100-7013	TREE PROTECTION (INSTALL)	EA	\$ 512.50	20	\$ 10,250.00
100-7015	TREE PROTECTION (REMOVE)	EA	\$ 100.00	20	\$ 2,000.00
160-7002	FURN & PLACE TOPSOIL (4")	SY	\$ 3.20	6,316	\$ 20,211.20
164-7004	BROADCAST SEED (PERM URBAN CLAY)	SY	\$ 1.25	6,316	\$ 7,895.00
168-7001	VEGETATIVE WATERING	TGL	\$ 39.10	569	\$ 22,247.90
506-7039	TEMP SEDMT CONT FENCE (INSTALL)	LF	\$ 4.00	6,718	\$ 26,872.00
506-7041	TEMP SEDMT CONT FENCE (REMOVE)	LF	\$ 1.27	6,718	\$ 8,531.86
506-7044	BIODEG EROSN CONT LOGS (INSTL) (12")	LF	\$ 7.00	190	\$ 1,330.00
506-7046	BIODEG EROSN CONT LOGS (REMOVE)	LF	\$ 1.85	190	\$ 351.50
SUBTOTAL:				\$	99,689.46

SUMMARY OF HARDSCAPE QUANTITIES

HARDSCAPE01	LEUDERS LIMESTONE BLOCKS AT RIBBON CURB 8"-10" (HEIGHT) X 10" - 12" (WIDTH) X 48" (	EA	\$ 100.00	118	\$ 11,800.00
HARDSCAPE02	FURNISH AND INSTALL GRAVEL BAND (2" DEEP)	CY	\$ 180.00	13	\$ 2,340.00
HARDSCAPE03	FLAGSTONE PAVING (OVER CONCRETE SUBSLAB)	SF	\$ 50.00	1,626	\$ 81,300.00
HARDSCAPE04	LEDGESTONE SEATWALL (LIMESTONE LEDGE UNITS: ~12"-18" TALL (EXPOSED OUT OF GROUND) X ~18" - 24" DEEP X 36" - 60" LONG	EA	\$ 500.00	25	\$ 12,500.00
HARDSCAPE05	NODE 5 CURBSIDE LEUDERS LIMESTONE BLOCKS: 18" TALL (EXPOSED OUT OF GROUND) X 18" DEEP X 48" LONG	EA	\$ 500.00	20	\$ 10,000.00
HARDSCAPE06	CUSTOM LIMESTONE BENCH (WITH CONCRETE FOOTINGS)	EA	\$ 2,500.00	4	\$ 10,000.00
HARDSCAPE07	TRASH RECEPTACLE (INSTALLED ON HARD PAVING)	EA	\$ 1,392.00	2	\$ 2,784.00
HARDSCAPE08	BIKE RACK (INSTALLED ON HARD PAVING)	EA	\$ 468.00	6	\$ 2,808.00
HARDSCAPE09	PET STATION (INSTALLED IN PLANTING AREAS)	EA	\$ 759.00	2	\$ 1,518.00
SUBTOTAL:				\$	135,000.00

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OLD FITZHUGH ROAD

90% ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST (EOPCC)

Item 4.

DISTRICT: AUSTIN
COUNTY: HAYS
CSJ: 914-33-107
DATE: 7/12/2025

HDR Engineering, Inc. Firm F-754

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DESCRIPTION

For the reconstruction of Old Fitzhugh Road including lime stabilized base, flexible base, asphalt, curb, gutter, parking turnouts, driveways, exposed aggregate sidewalk, flagstone

ITEM	ITEM DESCRIPTION	UNIT	UNIT PRICE	PROJECT TOTAL	
				QUANTITY	COST

SUMMARY OF LANDSCAPE QUANTITIES

LANDSCAPE 01	FURNISH AND INSTAL MONTEREY OAK IN SOIL CELLS - 4" CALIPER	EA	\$ 1,260.00	11	\$ 13,860.00
LANDSCAPE 02	FURNISH AND INSTALL MONTEREY OAK - 4" CALIPER	EA	\$ 1,260.00	25	\$ 31,500.00
LANDSCAPE 03	FURNISH AND INSTALL CEDAR ELM - 4" CALIPER	EA	\$ 950.00	14	\$ 13,300.00
LANDSCAPE 04	FURNISH AND INSTALL LACEY OAK - 4" CALIPER	EA	\$ 970.00	25	\$ 24,250.00
LANDSCAPE 05	FURNISH AND INSTALL CHINQUAPIN OAK - 4" CALIPER	EA	\$ 1,260.00	23	\$ 28,980.00
LANDSCAPE 06	FURNISH AND INSTALL MEXICAN SYCAMORE - 4" CALIPER	EA	\$ 950.00	14	\$ 13,300.00
LANDSCAPE 07	FURNISH AND INSTALL LIVE OAK - 8" CALIPER	EA	\$ 7,500.00	4	\$ 30,000.00
LANDSCAPE 08	FURNISH AND INSTALL BUR OAK - 4" CALIPER	EA	\$ 1,060.00	12	\$ 12,720.00
LANDSCAPE 09	FURNISH AND INSTALL MEXICAN PLUM - 30 GAL	EA	\$ 900.00	10	\$ 9,000.00
LANDSCAPE 10	FURNISH AND INSTALL TEXAS MOUNTAIN LAUREL - 24" BOX	EA	\$ 800.00	12	\$ 9,600.00
LANDSCAPE 11	FURNISH AND INSTALL FLAME LEAF SUMAC - 5 GAL	EA	\$ 44.00	39	\$ 1,716.00
LANDSCAPE 12	FURNISH AND INSTALL EVERGREEN SUMAC - 5 GAL	EA	\$ 60.00	10	\$ 600.00
LANDSCAPE 13	FURNISH AND INSTALL LITTLE BLUESTEM - 1 GAL	EA	\$ 13.00	1,413	\$ 18,369.00
LANDSCAPE 14	FURNISH AND INSTALL SIDEOATS GRAMA - 1 GAL	EA	\$ 13.00	484	\$ 6,292.00
LANDSCAPE 15	FURNISH AND INSTALL FLAME ACANTHUS - 1 GAL	EA	\$ 10.00	60	\$ 600.00
LANDSCAPE 16	FURNISH AND INSTALL PINK MUHLY GRASS - 1 GAL	EA	\$ 11.00	164	\$ 1,804.00
LANDSCAPE 17	FURNISH AND INSTALL BLUE GRAMA GRASS - 1 GAL	EA	\$ 13.00	257	\$ 3,341.00
LANDSCAPE 18	FURNISH AND OVERSEED "NATIVE TRAIL MIX" IN WILDFLOWER MEADOWS A & B ("EA" MEASURE REFERS TO 1 "DPAK" OF SEEDS WHICH COVERS 1,000 SF.)	EA	\$ 450.00	20	\$ 9,000.00
LANDSCAPE 19	FURNISH AND OVERSEED "POLLINATOR ESSENTIALS MIX" POLLINATOR SEED MIX IN OVAL POLLINATOR GARDEN. (EACH = 1 "DPAK" OF SEEDS WHICH COVERS 1,000 SF.)	EA	\$ 450.00	3	\$ 1,350.00
LANDSCAPE 20	FURNISH AND OVERSEED GREEN MILKWEED IN OVAL POLLINATOR GARDEN. (EACH = 1 "DPAK" OF SEEDS WHICH COVERS 1,000 SF.)	EA	\$ 450.00	3	\$ 1,350.00
LANDSCAPE 21	FURNISH AND OVERSEED ANTELOPE HORN IN OVAL POLLINATOR GARDEN. (EACH = 1 "DPAK" OF SEEDS WHICH COVERS 1,000 SF.)	EA	\$ 450.00	3	\$ 1,350.00
LANDSCAPE 22	TURF HYDROSEEDING	SF	\$ 0.40	42,460	\$ 16,984.00
LANDSCAPE 23	STRUCTURAL SOILS BELOW SIDEWALK AT 24" DEPTH (ADJACENT TO 11 MONTEREY OAKS)	CY	\$ 120.00	198	\$ 23,760.00
LANDSCAPE 24	TOPSOIL/ FINE GRADING - 12" THICK AT ALL CURBSIDE PLANTING ZONES AND AROUND TR	CY	\$ 90.00	612	\$ 55,080.00
LANDSCAPE 25	COMPOST - 2" THICK AT ALL CURBSIDE PLANTING ZONES AND MULCH ZONES AROUND TR	CY	\$ 81.00	102	\$ 8,262.00
LANDSCAPE 26	HARDWOOD MULCH - 2" THICK AT ALL CURBSIDE PLANTING ZONES AND MULCH AROUND TREES	CY	\$ 90.00	102	\$ 9,180.00
LANDSCAPE 27	IRRIGATION SYSTEM (38,790 SF IRRIGATED AREA)	EA	\$ 155,000.00	1	\$ 155,000.00
SUBTOTAL:				\$	500,548.00

SUMMARY OF WATER LINE QUANTITIES

502--7002	TRAFFIC CONTROL	LS	\$ 21,000.00	1	\$ 21,000.00
7047-7003	PIPE WATER MAIN (PVC) (8-INCH)	LF	\$ 120.00	3,200	\$ 384,000.00
7047-7004	TRENCH EXCAVATION PROTECTION	LF	\$ 5.00	3,200	\$ 16,000.00
7047-7005	GATE VALVE AND BOX (8-INCH)	EA	\$ 5,000.00	3	\$ 15,000.00
7047-7006	TIE IN (6-INCH)	EA	\$ 8,000.00	3	\$ 24,000.00
7047-7007	FIRE HYDRANT ASSEMBLY	EA	\$ 10,000.00	7	\$ 70,000.00
7047-7008	DUCTILE IRON FITTINGS	TON	\$ 7,000.00	4	\$ 28,000.00
7047-7009	NEW METER WITH BOX	EA	\$ 2,000.00	37	\$ 74,000.00
7047-7010	RELAY SHORT SERVICE	EA	\$ 1,500.00	19	\$ 28,500.00
7047-7011	RELAY LONG SERVICE	EA	\$ 2,000.00	35	\$ 70,000.00
7047-7012	REMOVAL TRANSPORT AND DISPOSAL OF AC PIPE	LF	\$ 80.00	3,126	\$ 250,080.00
7047-7013	GROUT ABANDONMENT WATER MAIN (6-INCH)	LF	\$ 15.00	2,300	\$ 34,500.00
7047-7014	HYDROSTATIC PRESSURE TEST	LS	\$ 10,000.00	1	\$ 10,000.00
7047-7015	DISINFECTION TESTING	LS	\$ 10,000.00	1	\$ 10,000.00
7047-7016	TEMP WATER BYPASS (4-INCH)	LF	\$ 60.00	3,200	\$ 192,000.00
SUBTOTAL:				\$	1,227,080.00

SUMMARY OF CONSTRUCTION COSTS

SUMMARY OF REMOVAL QUANTITIES	\$	593,961.50
SUMMARY OF ROADWAY QUANTITIES	\$	1,719,522.25
SUMMARY OF PEDESTRIAN QUANTITIES	\$	452,755.00
SUMMARY OF DRAINAGE QUANTITIES	\$	1,415,060.00
SUMMARY OF ILLUMINATION (BASE BID) QUANTITIES	\$	319,704.84
SUMMARY OF ILLUMINATION (ALT BID) QUANTITIES	\$	503,733.89
SUMMARY OF SIGNING QUANTITIES	\$	35,700.00
SUMMARY OF PAVEMENT MARKING QUANTITIES	\$	47,049.00
SUMMARY OF EROSION CONTROL QUANTITIES	\$	99,689.46
SUMMARY OF HARDSCAPE QUANTITIES	\$	135,050.00
SUMMARY OF LANDSCAPE QUANTITIES	\$	500,548.00
SUMMARY OF WATER LINE QUANTITIES	\$	1,227,080.00
SUBTOTAL:		\$ 7,049,853.94

OLD FITZHUGH ROAD

90% ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST (EOPCC)

Item 4.

DISTRICT: AUSTIN
COUNTY: HAYS
CSJ: 914-33-107
DATE: 7/12/2025

HDR Engineering, Inc. Firm F-754

Unit prices are Engineer's Opinion on Probable Construction Costs (EOPCC) based on Engineer's previous experience and qualifications which represents the Engineer's judgment as a design professional familiar with the construction industry. Quantities identified in the EOPCC have been estimated by HDR Engineering, Inc. The Engineer neither makes representation nor accepts responsibility as to the accuracy of these quantities as stated below. The Engineer cannot and does not guarantee that the proposals, bids, or actual construction costs will

DESCRIPTION

For the reconstruction of Old Fitzhugh Road including lime stabilized base, flexible base, asphalt, curb, gutter, parking turnouts, driveways, exposed aggregate sidewalk, flagstone

ITEM	ITEM DESCRIPTION	UNIT	UNIT PRICE	PROJECT TOTAL	
				QUANTITY	COST

LUMP SUM AND MISCELLANEOUS ITEMS

500-7001	MOBILIZATION - [10%]	LS	\$ 699,104.00	1.0	\$ 699,104.00
502-7001	BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	\$ 5,000.00	23.0	\$ 115,000.00
503-7002	PORTABLE CHANGEABLE MESSAGE SIGN	EA	\$ 10,000.00	4.0	\$ 40,000.00
505-7001	TMA (STATIONARY)	DAY	\$ 250.00	422.0	\$ 105,500.00
505-7003	TMA (MOBILE OPERATION)	DAY	\$ 125.00	2.0	\$ 250.00
	CONTINGENCY (WATER LINE) - [10%]	LS	\$ 122,708.00	1.0	\$ 122,708.00
9606-6056	SAFETY CONTINGENCY - [5%]	LS	\$ 349,552.00	1.0	\$ 349,552.00
	ROW AND EASEMENTS	LS	\$ 233,227.00	1.0	\$ 233,227.00
	TOTAL CONSTRUCTION COST (YEAR OF EXPENDITURE) ADJUSTED FOR INFLATION - [2%]	LS	\$ 139,821.00	1.0	\$ 139,821.00
SUBTOTAL:				\$	1,805,162.00

TOTAL CONSTRUCTION COST: \$ 8,855,015.94

Contract Cover Sheet

Contract Number	CLD10072025 Use first three letters of contractor and date of approval. Ex: contract approved for HDR on Jan.18, 2022 the Contract number is HDR20220118. If administratively approved, use the date the contract is submitted to the city signator.
Contractor with Contact Information	Company: City Lights Design Alliance POC: Keenan E. Smith
	Address: 18320 Shepherds Corral, Dripping Springs, Tx 78620
	Phone Number: 512-659-5062
Effective Date	October 7th 2025
Termination Date	September 30th 2026
Renewal/ Termination Notice Date	30 days
Bid/Quotes/ Budgeted	Amendment to current agreement. Not to exceed \$43,200 for the year at \$150 an hour.
Department	TIRZ/Finance
Reporting Requirements	Insurance Certificate: ☒ YES ☐ NA
	Conflict Disclosure: ☒ YES ☐ NA
	1295 Reporting: ☒ YES ☐ NA
	Other Reporting Requirements:
Council Meeting Date (if applicable)	October 7th 2025

CLD10072025

PROFESSIONAL SERVICES AGREEMENT TIRZ PROJECT MANAGER SERVICES

THIS AGREEMENT made and entered into this, the 7th day of October 2025, and between the **City of Dripping Springs**, Texas (hereinafter referred to as the “City”) and **Keenan E. Smith, AIA**, dba: City Lights Design Alliance, (hereinafter referred to as “Consultant”), is understood and agreed to be as set forth herein:

1. Description of Services:

Project Management, Staff Support, and Coordination Services for TIRZ #1 & #2 “Project Management” Selected Projects. Consultant shall assist the Client by providing the described services for Project Management, Staff Support and Coordination Services for Specified TIRZ Priority Projects for TIRZ #1 & #2, Dripping Springs, TX 78620:

- (1) Stephenson Building & Downtown Parking Lot
- (2) Old Fitzhugh Road
- (3) Mercer Street Paseo

All services will be provided and performed at the Client’s sole direction. Professional Fees will be invoiced per the Compensation Schedule, not to exceed budgeted caps without prior authorization.

Project Management / Liaison & Staff Support / Coordination Services*

- B) **Project Management-** TIRZ #1 & #2: (*for specified projects- tasks may vary)
 - (1) Project Team(s): (Administer RFQ's; coordinate Team vetting & selection process; manage Team organization)
 - (2) Project Tasks, Studies & Plans: (Oversee tasks, plans and implementation; ensure schedules & budgets; review & direct deliverable products, cost estimates, reports, consultant invoices, etc.)
- C) **Liaison & Staff Support-** to TIRZ Entities, Partners & Stakeholders
 - (1) TIRZ #1 & #2 Board of Directors (Staff Support; Advisor)
 - (2) City of Dripping Springs (Liaison; Advisor)
 - (3) Hays County (Liaison; Advisor)
 - (4) Dripping Springs Community Library (Liaison; Advisor)
 - (5) TIRZ Landowners & Developers (Liaison; Advisor)
- D) **Coordination Services-** with TIRZ Team(s)
 - (1) TIRZ Administrators
 - (2) TIRZ Financial Advisors & Consultants
 - (3) TIRZ Legal Counsel (City Attorney)

2. Payment for Services:

The City will compensate Consultant at the rate of \$150 an hour for Project Coordination & Liaison Fees, on a Budgeted Average of 24 hrs./mo., with a capped annual amount of \$43,200/yr. Additional services or fees may be agreed to in writing by both parties. Payment terms: Net due on receipt of monthly invoice.

3. Duration:

- A) **Begin Services** October 7, 2025
- B) **End Services** September 30, 2026 (end of Fiscal Year)
- C) **Renewal Option** Annually or as mutually agreed - rates to be negotiated

4. Conditions and Termination:

Fees and Expenses are estimates strictly for the scope of work outlined. Any Addenda to Scope of Work, if approved and directed by Client, are subject to billing at standard hourly fee schedule (above).

Either party may terminate this agreement at any time upon thirty (30) days written notice.

5. Exclusions:

Provision of construction documents; surveying, structural, electrical, civil, geo-technical or mechanical engineering services.

6. Limit of Liability:

To the fullest extent permitted by law, the Consultant's total liability to the Client for any and all injuries, claims, losses, expenses damages or claim expenses arising out of the Consultant's performance under this agreement, other than what is insurable by Consultant's insurance policies, shall not exceed the amount of the total fees paid to the Consultant. Such causes include, but not limited to, the Consultant's negligence, errors, omissions, strict liability, breach of contract or breach of warranty. The Consultant's liability does not extend to construction and design activities performed by third parties related to this Agreement.

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

8. Relationship of Parties:

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

9. Conflicts of Interest:

During the period the Consultant is covered by this agreement, the Consultant will contact the City and TIRZ Board in writing if a potential conflict of interest with a third-party client may exist. If the TIRZ Board or the City Council finds that a project for a third-party client of the Consultant has a direct conflict with the TIRZs, the TIRZ Board or the City Council

shall contact the Consultant in writing. If the conflict of interest cannot be resolved to either party's satisfaction, either the Consultant or the City Council may terminate this Agreement with seven (7) days' notice to the other party.

10. Mandatory Disclosures: Texas law requires that vendors make certain disclosures. Prior to the effective date of this Contract, the Contractor has submitted to the City a copy of the Conflict of Interest Questionnaire form (CIQ Form) approved by the Texas Ethics Commission (Texas Local Government Code Chapter 176), and the Contractor shall file a Form 1295 Certificate of Interested Parties (Form 1295) approved by the Texas Ethics Commission (Texas Government Code Section 2252.908). The Contractor also confirms it is in compliance with all Texas requirements related to government contracts including: (1) no boycott of Israel; (2) not listed as a foreign terrorist organization by the Texas Comptroller of Public Accounts; (3) Contractor does not have a policy or practice of discriminating against firearm entities or firearm trade associations; (4) Contractor does not boycott energy companies; and Contractor is compliant with all other Texas laws including any additional disclosure requirements.

11. Injuries/Insurance:

Consultant acknowledges his obligation to obtain appropriate insurance coverage for the benefit of Consultant's employees, if any. Consultant waives the rights to recovery from City for any injuries that Consultant and/or Consultant's employees may sustain while performing services under this Agreement. Consultant is to provide a copy of insurance coverage to City at least ten (10) days prior to end of any existing coverage period if Consultant uses the services of any of Consultant's employees for the provision of services to the City.

12. Assignment:

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

13. Notice:

All notice required or permitted under this Agreement shall be in writing and shall be delivered either in person or deposited in the United States mail, postage prepaid, addressed as follows:

For the City:

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

For the Contractor:

City Lights Design Alliance
Attn: Keenan Smith, AIA
18320 Shepherds Corral
Dripping Springs, TX 78620
(512) 659-5062

14. Entire Agreement:

This Agreement contains the entire Agreement of the parties and there are no other promises or conditions in any other Agreement whether oral or written. This Agreement supersedes and prior written agreements between the parties.

15. Amendment:

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

16. Severability:

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

17. Waiver of Contractual Right:

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

18. Applicable Law:

The laws of the State of Texas shall govern this Agreement.

19. Venue:

The venue for any and all legal disputes arising under this Agreement shall be Hays County, Texas.

CITY OF DRIPPING SPRINGS:

CITY LIGHTS DESIGN ALLIANCE:

Michelle Fischer, City Administrator

Keenan Smith, AIA

Date

Date

CLD10072025

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