Board of Adjustment Special Meeting
& City Council Regular Meeting

Dripping Springs City Hall

511 Mercer Street – Dripping Springs, Texas

Tuesday, July 15, 2025, at 6:00 PM

AGENDA

CALL TO ORDER & ROLL CALL

Board of Adjustment Members
Chair Bill Foulds, Jr.
Vice Chair Taline Manassian
Board Member Wade King
Board Member Geoffrey Tahuahua
Board Member Travis Crow
Board Member Sherrie Parks
Alternate Charles Busbey
Alternate Joe Volpe

Staff, Consultants & Appointed/Elected Officials
City Administrator Michelle Fischer
Deputy City Administrator Ginger Faught
Deputy City Administrator Shawn Cox
City Attorney Laura Mueller
Deputy City Attorney Aniz Alani
Planning Director Tory Carpenter
City Secretary Diana Boone
IT Director Jason Weinstock
People & Communications Director Lisa Sullivan
Parks & Community Services Director Andy Binz

PLEDGE OF ALLEGIANCE

BOARD OF ADJUSTMENT SPECIAL MEETING

1. **Public hearing, discussion, and consideration of approval of VAR2025-002: a variance request to allow a commercial building associated with the Dripping Springs Sports Club to be larger than the 100,000 square feet limit in the Planned Development District No. 6 zoning district for a property located at the northwest intersection of Canyonwood Drive and US 290.** *Applicant: Drew Rose, DSSC Equity, LLC*

    a. Applicant Presentation
    b. Staff Report
    c. Public Hearing
    d. Variance

CITY COUNCIL MEETING

CALL TO ORDER & ROLL CALL

City Council Members
Mayor Bill Foulds, Jr.
Mayor Pro Tem Taline Manassian
Council Member Place 2 Wade King
Council Member Place 3 Geoffrey Tahuahua
Council Member Place 4 Travis Crow
Council Member Place 5 Sherrie Parks

Staff, Consultants & Appointed/Elected Officials
City Administrator Michelle Fischer
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Planning Director Tory Carpenter
City Secretary Diana Boone
IT Director Jason Weinstock
People & Communications Director Lisa Sullivan
Parks & Community Services Director Andy Binz

PRESENTATION OF CITIZENS

A member of the public that wishes to address the City Council 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 City Council 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 City Council must present the documents to the City Secretary or City Attorney providing at least seven (7) copies; if seven (7) copies are not provided, the City Council 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 Mayor may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.

BUDGET WORKSHOP

2. **Presentation and discussion regarding the proposed Municipal Budget for Fiscal Year 2026.** *Deputy City Administrator, Shawn Cox*

CONSENT AGENDA

The following items will be acted upon in a single motion and are considered to be ministerial or routine. No separate discussion or action on these items will be held unless pulled at the request of a member of the City Council or City staff.

3. **Approval of the June 17, 2025 City Council meeting minutes.**

4. **Approval of the re-appointment of Barney Austin and Lara Dudek to the Utility Commission for term ending June 30, 2027, and the re-appointment of Charlie Busbey as Chair for a one (1) year term.**

5. **Approval of the appointment of Taylor Houston to the Parks & Recreation Commission and the re-appointment of Paul Fushille and Kristy Caldwell for terms ending June 30, 2027, and the re-appointment of Paul Fushille as chair for a one (1) year term.**

6. **Approval of the appointment of Jamie Fuller to the Emergency Management Committee as a representative of the Chamber of Commerce for term ending January 1, 2026, and the appointment of Geoffrey Tahuahua as the Committee Chair for a one (1) year term ending June 30, 2026.**

7. **Approval of a resolution suspending the August 19, 2025 effective date of the rate request submitted by Texas Gas Service Company for the maximum period allowed by Gas Utility Regulatory Act § 104.107 to permit adequate time to study the request and to establish reasonable rates, cooperate with other cities in the Texas Gas Service Company's service area, and to hire legal counsel and consulting services to negotiate with the company and direct any necessary litigation and appeals; and to authorize intervention at the Railroad Commission of Texas.** *Sponsor: Mayor Pro Tem Taline Manassian*

8. **Approval of a Resolution Accepting Improvements and Approving a Maintenance Bond for the Heritage Phase 3 - Drainage, Paving and Wastewater Improvements.** *Applicant: Liberty Civil Construction, LLC*

9. **Approval of an Agreement with Village Grove related to maintenance of improvements on city property.** *Applicant: Michael Slack, Taylor Morrison*

BUSINESS AGENDA

10. **Discuss and consider approval of an Ordinance of the City of Dripping Springs, Texas amending Chapter 16; Prohibiting the Discharge of Fireworks within the Historic Districts.** *Sponsor: Mayor Bill Foulds, Jr.*

11. **Discuss and consider approval of draft bid package for Wayfinding Signage.** *Sponsor: Mayor Bill Foulds, Jr.*

12. **Discuss and consider approval of updated HDR Task Order and Budget related to the Old Fitzhugh Road Project based on expansion of tasks including TxDOT Grant Management.** *Sponsor: Mayor Pro Tem Taline Manassian*

REPORTS

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

13. **Legislative Report.** *Laura Mueller, City Attorney*

14. **Planning Department Report.** *Tory Carpenter, Planning Director*

CLOSED SESSION

The City Council 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.

15. **Consultation with Attorney and Deliberation Regarding Real Property and interlocal discussions related to TIRZ Priority Projects and Other Potential Strategic Real Property Acquisitions.** (*Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072)*

16. **Consultation with city attorney related to legal issues regarding land use conditions on variances, special exceptions, and other zoning issues.** (*Consultation with Attorney, 551.071*).

17. **Consultation with Attorney regarding legal issues related to the South Regional Water Reclamation Project, Wastewater, and Amendment 2 Permits, Wastewater Service Area and Agreements, Water Service and Agreements, Wastewater Fees, Wastewater Infrastructure Agreements, facility liability coverage, and related items.** (*Consultation with Attorney, 551.071)*

UPCOMING MEETINGS

City Council & Board of Adjustment Meetings
August 5, 2025, at 6:00 p.m.
August 19, 2025, at 6:00 p.m.

Board, Commission & Committee Meetings
Farmers Market Committee, July 17, 2025, at 10:00 a.m.
Emergency Management Committee, July 17, 2025, at 12:00 p.m.
Utility Commission, July 17, 2025, at 4:00 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 July 11, 2025 at 5:00 p.m.

_____

Diana Boone, City Secretary

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

City Council
Planning Department Staff Report

Board of Adjustment Meeting:	July 15, 2025
Project No:	VAR2025-002
Project Planner:	Tory Carpenter, AICP, Planning Director

Item Details

Project Name:	Dripping Springs Sports Club
Property Location:	Northwest Corner of Canyonwood Drive and US 290
Legal Description:	10 Acres out of the Headwaters Commercial Tract
Applicant:	Drew Rose, DSSC Equity, LLC
Property Owner:	Oryx Land Holdings, LLC
Request:	A variance to allow a building larger than 100,000 square feet in a the PDD6 Zoning District



Planning Department Staff Report

Overview

The applicant, DSSC Equity, LLC, is requesting a variance from the maximum gross floor area permitted for commercial buildings under the Headwaters Planned Development District (PDD 6). Section 2.4.6(a) of the PDD, which was approved in 2016, limits commercial building size to 100,000 square feet. The proposed Dripping Springs Sports Club (DSSC) facility is approximately 150,000 square feet in gross floor area, a 60% increase over the allowed maximum.

The facility includes a mix of uses such as youth sports, fitness amenities, indoor courts, an elevated track, family entertainment, and dining. The building footprint itself is 65,000 square feet, with additional gross area accommodated through two stories and a mezzanine level.

The applicant states that the variance is necessary due to the nature and function of the building. The larger floor area allows the project to deliver its intended multi-purpose services without exceeding the site's design limits in terms of footprint or setbacks. Key points of justification provided by the applicant include:

- ***Economic and Employment Impact:*** *DSSC anticipates over $8 million in revenue by year 3 and expects to employ approximately 30 full-time and 60-90 part-time staff.*
- ***Significant Setback Compliance:***
    - *Required: 25' from property perimeter | Proposed: 324'*
    - *Required: 50' from Canyonwood Drive residences | Proposed: 151'*
- ***Architectural Enhancements:***
    - *Metal screening features for sun shading and visual articulation*
    - *Full rooftop mechanical screening*
    - *Use of sloped roof design in line with Hill Country aesthetics*
    - *Enhanced articulation on all sides of the building*
- ***Environmental and Design Considerations:***
    - *Turf and drought-tolerant landscaping to reduce water usage*
    - *Parking lot islands exceeding code in number, size, and planting quality*
    - *Natural, subdued color palette integrated with local Hill Country character*

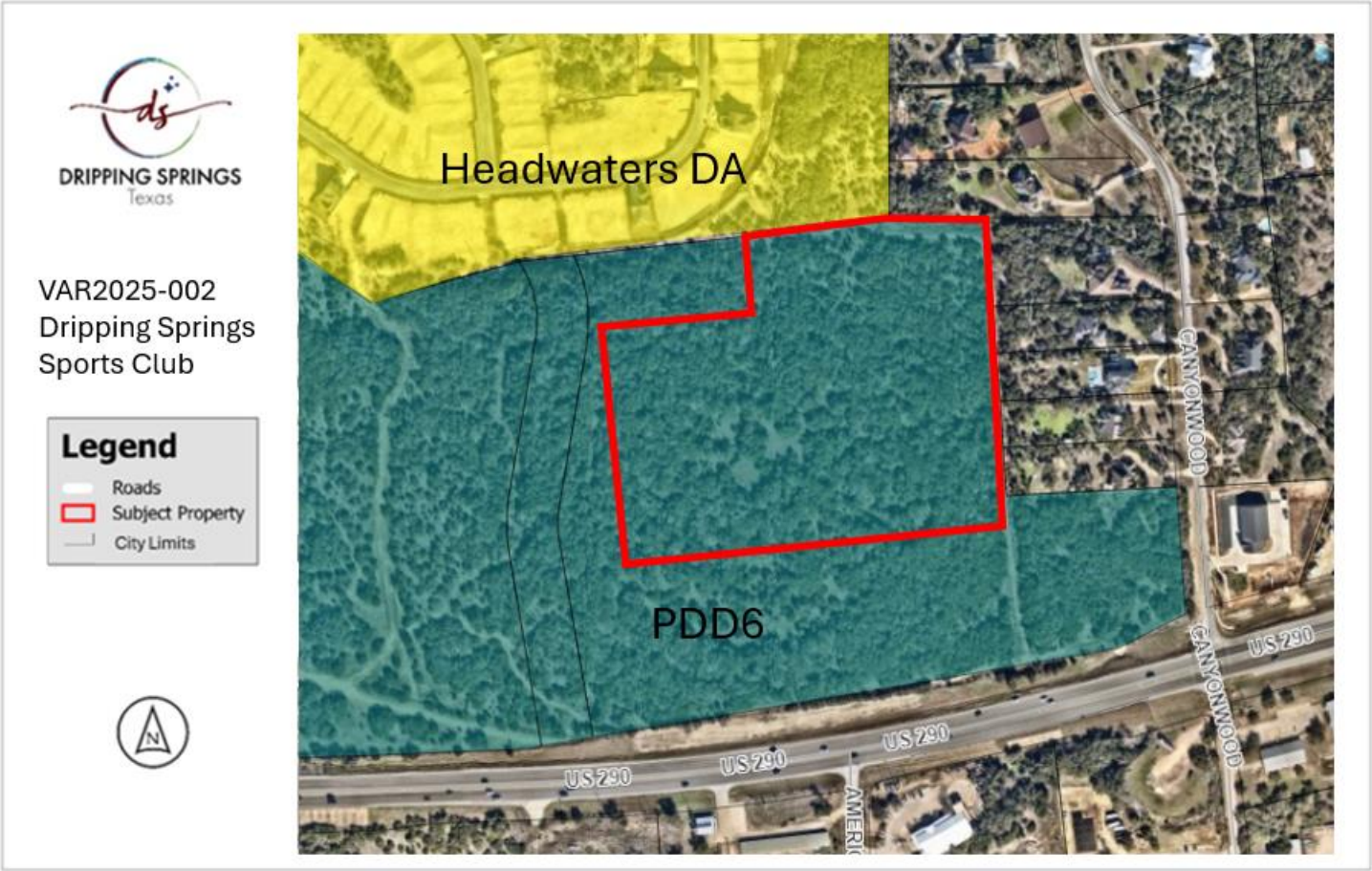
PDD Requirement	Applicant Request	Difference
Maximum 100,000 sqft structure	Up to a 150,000 sqft structure with a 65,000 sqft footprint	50%

If the requested zoning amendment and variance are approved, the applicant will be required to submit the following permits which are reviewed and approved administratively by staff:

1. Alternative Exterior Design
2. Site Development Permit
3. Building Permit
4. Sign Permits

Planning Department Staff Report

Surrounding Properties



Direction	Zoning District	Existing Use	Future Land Use
North	Headwaters Development Agreement	Single-Family/Open Space	This site is adjacent to the Headwaters "Commercial Activity Center"
East	ETJ	Single-Family	
South	PDD6	Proposed Commercial	
West	PDD 6	Proposed Commercial	

Approval Criteria for Variance (2.22.2-Zoning Ordinance)

Approval Criteria	Staff Comments
1. there are special circumstances or conditions affecting the land involved such that the literal enforcement of the provisions of this Chapter would deprive the applicant of the reasonable use of the land; and	The dual-purpose nature of the proposed facility—with large indoor courts, a mezzanine track, and community areas—creates special conditions that are not typical of standard commercial buildings.
2. the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and by preserving the natural features and topography of the land; and	The proposed use fulfills a unique need in Dripping Springs for a family- and youth-oriented indoor recreational facility. The variance supports the enjoyment of a substantial property right while maintaining

	compatibility with the surrounding area through thoughtful design and site layout.
3. the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area; and	The project provides increased building setbacks, mitigates scale through articulation, and aligns with the Hill Country aesthetic. With further coordination on architectural and tree mitigation elements, the variance is not expected to result in adverse impacts to public health or nearby properties.
4. the granting of the variance constitutes a minimal departure from this Chapter; and	While the increase to the gross square footage is 60%, the variance remains a minimal departure in context, given the footprint remains well within setbacks and the bulk of the added area is vertical rather than horizontal expansion.
5. the subject circumstances or conditions giving rise to the alleged hardship are not self-imposed, are not based solely on economic gain or loss, and do not generally affect most properties in the vicinity of the property; and	The need for additional space arises from the specific functional design of the facility rather than economic considerations. This type of mixed-use indoor athletic facility is rare in the area, and the request is not common among surrounding properties.
6. Granting the variance is in harmony with the spirit, general purpose, and intent of this Chapter so that: a. the public health, safety and welfare may be secured; and b. that substantial justice may be done.	The facility design considers the health and welfare of the community by providing access to recreation and wellness amenities. Substantial justice is served by supporting an appropriate, community-oriented land use in a context-sensitive manner.

Additional staff analysis:

While the subject property is located within the Headwaters PDD, which is vested to the City's previous tree preservation ordinance, the variance process allows the City to require enhanced tree preservation measures as a condition of approval. Given the scale of the proposed development and its proximity to residential uses, staff finds that additional tree protection and mitigation could provide important buffering and aesthetic benefits that align with the goals of the City's current environmental policies.

Staff finds that the requested need for increased square footage due to the specific functional and community-serving nature of the project is generally justifiable. Additionally, design commitments and substantial setbacks contribute to mitigating the scale of the proposed structure.

The subject property is located within the Headwaters PDD (Planned Development District #6), which includes customized development standards that differ from the City's base zoning regulations. The table below summarizes key differences between current City Code requirements and the standards established in the approved PDD:

Standard	**City Code Requirement**	**PDD #6 Requirement**
Tree Preservation	Subject to current Tree Preservation Ordinance	Vested to prior ordinance; new tree standards do not apply
Lighting	Must comply with current Lighting Ordinance	Must comply with current Lighting Ordinance
Building Height	Max 2.5 stories or 40 feet	Max 4 stories or 55 feet
Building Size	Max 50,000 sq. ft.	Max 100,000 sq. ft.; buildings over 50,000 sq. ft. require Alternative Exterior Design approval

Other Development Options for the Site

At the previous Board of Adjustment meeting, the Board requested additional information regarding the development options for the site should the variance request not be granted. Any development would need to comply with the standards outlined in the PDD #6 Requirements column of the table above.

The approved PDD establishes Commercial Services (CS) as the base zoning district, which permits a wide range of commercial, retail, office, and service-oriented uses by right. While the PDD retains most CS-permitted uses, it also identifies certain uses as prohibited or requiring a Conditional Use Permit (CUP). Examples of permitted uses include general retail, offices, medical clinics, health clubs, restaurants, and banks. Prohibited uses include auto-related services, storage facilities, sexually oriented businesses, and similar uses not aligned with the district's intended character.

Additionally, the PDD allows multifamily residential development by right up to 410 units, with higher densities requiring a CUP. Any commercial development would also be subject to the PDD's unique standards for building height, setbacks, parking, and site design.

Previous Actions

At their meeting on April 22, the Planning & Zoning Commission voted to postpone the request to the May 27 meeting. The Commission directed the applicant to provide additional information related to tree preservation, building design, screening, and vehicular access.

At their meeting on May 27, 2025, the Planning & Zoning Commission voted 3-2 to recommend approval of the request, with Commissioners Bourguignon and Foster voting in opposition.

At their meeting on June 3, 2025, the Board of Adjustments voted to postpone this item to the July 15 meeting, with direction to the applicant to provide options for screening on the north side of the property, to hold at least one more meeting with the community, and to provide a copy of the Traffic Impact Analysis.

Traffic Impact Analysis

The Board of Adjustment directed the applicant to submit a Traffic Impact Analysis (TIA) prior to the July 15 meeting. The final TIA has not been submitted to City staff. Preparation of the TIA is currently in development by the master developer, Oryx Land Holdings, LLC, and will address the entirety of the Headwaters Planned Development District.

Summary and Recommendation

Since the Board requested a Traffic Impact Analysis for review at their June 3 meeting, staff recommends postponement of this variance request.

Alternatively, if the board acts on the variance request, staff recommends approval with the following conditions:

1. The applicant must provide 8-foot masonry screening in the form of stone or brick, as best determined by the Development Review Committee, along the eastern and northern property boundaries consistent with Section 5.10.1 of the Zoning Ordinance.
2. The applicant shall submit an Alternative Exterior Design application for review and approval prior to submitting a site development application.
3. The gross floor area of the building shall not exceed 150,000 square feet.
4. The building footprint shall not exceed 65,000 square feet.
5. The applicant shall install four six-foot masonry walls with supplemental screening along the northern and eastern boundaries of the outdoor sports courts.

6. The applicant shall install timers and blackout shades on mezzanine level windows facing residential areas to shield from sunset to sunrise and shall use fully shielded, downward facing parking lot fixtures with motion sensors and timers.
7. Prior to obtaining a Certificate of Occupancy, the applicant shall establish a Neighborhood Advisory Board with representatives from Headwaters and Sunset Canyon, meeting at least twice annually during construction and first year of operation.
8. A site development permit shall be approved and construction commence on the site within two years of approval of this variance request.

Required Vote Threshold

The concurring vote of at least 75% of the full Board of Adjustments is required to approve a variance request. This supermajority requirement applies to any decision under the Board's review authority.

Public Notification

A legal notice advertising the public hearing was placed in the Dripping Springs Century-News, signs were posted on the-site, notice was placed on the City Website, and all property owners within a 300-foot radius of the site were notified of the Variance request.

Meetings Schedule

April 22, 2025 Planning & Zoning Commission

May 27, 2025 Planning & Zoning Commission Reconsideration

June 3, 2025 Board of Adjustments

June 15, 2025 Board of Adjustments Reconsideration

Attachments

Attachment 1 – Variance Application

Attachment 2 – Application Materials

Attachment 3 – Public Comment

Recommended Action	Recommend approval with the condition referenced above.
Alternatives/Options	Recommend denial of the variance or approval with alternate conditions.
Budget/Financial impact	N/A
Public comments	Staff has received numerous letters and support and opposition of the request which are included in the packet.
Enforcement Issues	N/A
Comprehensive Plan Element	N/A

DRIPPING SPRINGS SPORTS CLUB

Gross Size Variance

Support

The Dripping Springs Sports Club has been meticulously designed to embrace and enhance the Hill Country aesthetic while providing exceptional community value. Our architectural approach not only satisfies but exceeds many of the city's design standards, creating a facility that will complement Dripping Springs' character despite its larger footprint. While we request a variance for gross floor area, we have invested significantly in superior design elements that mitigate visual impact and create an architecturally distinguished facility. The following aspects of our project demonstrate our commitment to the Hill Country Style and the city's design requirements:

1. **Headwaters PDD #6- Code Modification Chart #8-** Regarding Gross Floor Area of Commercial Services Building states that Code should "Allow for flexibility in development of hotel or other major commercial user".
    a. DSSC is a major commercial user, estimating a yearly revenue of over $8,000,000 by operating year 3. DSSC will employ 30 Full Time employees, and 60-90 Part Time employees.
2. **Metal Screening Features -** The architectural metal screening provides dual benefits as it shields facility users from direct sunlight while enhancing the building's aesthetic appeal by breaking up long, straight wall sections with varied textures and visual interest. This feature demonstrates our commitment to designing a structure that is both functional for users and visually harmonious with the Hill Country landscape.
3. **Equipment Shielding**- All roof top equipment will be positioned on the roof to be hidden from view from the street and adjacent common lot line.
4. **Sloped Roof**- The structure currently has 15% sloped roofs,
5. **Set Back**- Headwaters PDD #6- 2.4.3 Setbacks
    a.

Current Code	Current Code	Current Design
2.4.3. Setbacks, (a), Perimeter of the Property	25' feet from property line	324' from property line
2.4.3. Setbacks, (b), Canyonwood Drive single-family	50' feet from property line	151' from property line

DRIPPING SPRINGS SPORTS CLUB

6. **Turf**- DSSC is leveraging turf and reducing water requirements for several outdoor amenities and programming
7. **Articulation** - Each side of the structure incorporates multiple levels of articulation, achieved both through the building's varied shape and through design elements that will be incorporated into the final structure.
8. **Parking Lot Islands**- The Dripping Springs Sports Club parking design incorporates enhanced parking lot islands that exceed code requirements in both quantity and quality. These strategic landscaped islands break up large expanses of parking with native tree specimens and drought-resistant plantings, creating visual relief and reducing heat island effect. Each island is designed to be larger than minimum standards, allowing for proper tree development and providing meaningful shade coverage.
9. **Colors** - Our palette will feature neutral hues and subdued tones drawn from the natural Hill Country landscape, ensuring both exterior and interior color selections reflect the region's earthy, organic character while maintaining visual harmony with the surrounding environment. The majority of our palette will be neutral, and we would explore some color and/or visual movement in the shade screens to accentuate that this is a building full of activity.

CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

ALTERNATIVE STANDARD/SPECIAL EXCEPTION/VARIANCE/WAIVER APPLICATION

Case Number (staff use only): _____-____

CONTACT INFORMATION

PROPERTY OWNER NAME Oryx Land Holdings, LLC

STREET ADDRESS 3404 Kerbey Lane

CITY Austin STATE Texas ZIP CODE 78703

PHONE 512-294-4017 EMAIL Blake@Rueinvestments.com

APPLICANT NAME Drew Rose

COMPANY DSSC Equity, LLC

STREET ADDRESS 1117 Gato Del Sol Ave

CITY Dripping Springs STATE TX ZIP CODE 78737

PHONE 512-202-9099 EMAIL drew@drippingsportsclub.com

APPLICATION TYPE

☐ ALTERNATIVE STANDARD ■ VARIANCE

☐ SPECIAL EXCEPTION ☐ WAIVER

PROPERTY INFORMATION	
PROJECT NAME	Dripping Springs Sports Club
PROPERTY ADDRESS	Hwy 290 and Canyonwood - Headwaters Commercial East
CURRENT LEGAL DESCRIPTION	10 Acres out of the Headwaters Commercial Tract
TAX ID#	R151974
LOCATED IN	■ CITY LIMITS ☐ EXTRATERRITORIAL JURISDICTION ☐ HISTORIC DISTRICT OVERLAY

- Description of request & reference to section of the Code of Ordinances applicable to request:

DSSC Equity, LLC is requesting a variance of maximum Gross Floor Area According to Planned Development District No. 6: Headwaters Commercial Tract, approved November 8, 2017, 2.4.6 (a) stipulates that Commercial Buildings may not exceed 100,000 square feet.

- Description of the hardship or reasons the Alternative Standard/Special Exception/Variance / Waiver is being requested:

DSSC requires a variance to increase the maximum allowable gross area from 100,000 to 160,000 square feet while maintaining a building footprint of no more than 65,000 square feet. This 60% variance is necessary due to the multi-purpose nature of our facility, which includes large open spaces (45,000 sq ft indoor court and turf space, 18,000 sq ft elevated track) distributed across two floors and a mezzanine. To fulfill our mission as a comprehensive community hub for Dripping Springs families, we need adequate space for youth sports, fitness facilities, family entertainment, and dining.

- Description of how the project exceeds Code requirements in order to mitigate or offset the effects of the proposed alternative standard/special exception/variance/waiver:

The Dripping Springs Sports Club project significantly exceeds code requirements in multiple areas to offset the proposed building size variance. As detailed in Attachment A, we're providing setbacks that far exceed minimums (324' perimeter setback vs. 25' required; 151' from Canyonwood Drive Homes vs. 50' required), enhanced architectural articulation through metal screening features and varied facade treatments, complete rooftop equipment screening, water conservation measures, and additional landscaped parking islands. These elements collectively reduce the visual impact of the building while creating a development that better integrates with the Hill Country environment. Attachment B shows the in progress site plan, structural design and interior layout.

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Drew Rose is authorized to act as my agent and representative with respect to this Application and the City's zoning amendment process.
(As recorded in the Hays County Property Deed Records, ~~Vol. , Pg.~~ Doc. No. 16040810

Blake Rue, Oryx Land Holdings, LLC
Name

President
Title

STATE OF TEXAS §
§
COUNTY OF HAYS §

Brandi Daugherty
My Commission Expires
8/29/2028
Notary ID132012515

This instrument was acknowledged before me on the 14th day of MARCH,
2025 by BRANDI DAUGHERTY.

Brandi Daugherty
Notary Public, State of Texas

My Commission Expires: 8/29/2028

BLAKE RUE
Name of Applicant

All required items and information (including all applicable above listed exhibits and fees) must be received by the City for an application and request to be considered complete. ***Incomplete submissions will not be accepted.*** *By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:*

Applicant Signature

3.14.2025

Date

CHECKLIST		
STAFF	**APPLICANT**	
☐	☑	Completed Application Form - including all required signatures and notarized
☐	☐	Application Fee (*refer to Fee Schedule*)
☐	☐	PDF/Digital Copies of all submitted documents **When submitting digital files, a cover sheet must be included outlining what digital contents are included.**
☐	☑	Billing Contact Form
☐	☐	Photographs
☐	☑	Map/Site Plan/Plat
☑	☑	Architectural Elevations (if applicable)
☐	☐	Description and reason for request (*attach extra sheets if necessary)*
☐	☐	Public Notice Sign - $25
☐	☐	Proof of Property Ownership-Tax Certificate or Deed
☐	☐	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (required if marked "Yes (Required)" on above Lighting Ordinance Section of application)

Received on/by:

_____

Project Number: _____-_____
Only filled out by staff

Date, initials

BILLING CONTACT FORM

Project Name: Dripping Springs Sports Club

Project Address: 10 acres out of Headwaters Commercial Tract

Project Applicant Name: Drew Rose

Billing Contact Information

Name: Drew Rose

Mailing Address: 1117 Gato Del Sol Ave
Dripping Springs, TX 78737

Email: drew@drippingsportsclub.com Phone Number: 512-202-9099

Type of Project/Application (check all that apply):

- ☐ Alternative Standard
- ☐ Certificate of Appropriateness
- ☐ Conditional Use Permit
- ☐ Development Agreement
- ☐ Exterior Design
- ☐ Landscape Plan
- ☐ Lighting Plan
- ☐ Site Development Permit
- ☐ Special Exception
- ☐ Street Closure Permit
- ☐ Subdivision
- ☐ Waiver
- ☐ Wastewater Service
- ☑ Variance
- ☐ Zoning
- ☐ Other_____

Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. ***Please see the online Master Fee Schedule for more details.*** *By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.*

_____
Signature of Applicant

3-14-2025
Date

From: [redacted]
To: Bill Foulds; Taline Manassian; Tory Carpenter; Diana Boone; Planning
Cc: [redacted]
Subject: additional commends on DSSC case#: VAR2025-002
Date: Tuesday, July 8, 2025 6:17:59 PM

Dear all,

Thank you for providing the Master Site Plan of DSSC this morning! After we looked at the DSSC site plan, we realized there will be two entrances along the HWY290(see attached photo), then the Canyonwood Dr entrance is not necessary, so does the driveway from the Canyonwood Dr to DCCS. Here are the additional concerns if the project is procced:

1) Again, we want to emphasis Canyonwood entrance to DSSC create traffic jams and slow the flow of traffic and therefore create safety issues, and HWY290 entrance can be used for access to both site easily and safely;

2) Create the drive way from Canyonwood Dr to DSSC along our property(see attached photo in yellow) will create Air & Sound pollution, dramatically devalue our property values, and totally destroy our privacy and quality of life;

3) due to all above concerns, we strongly request a solid concrete wall should be built at least 15 feet away and 8 feet tall along our property line to mitigate all the issues concerned.

We again respectfully ask you: if the DSSC application proceed**, please reject the Canyonwood Dr entrance and the drive way through Canyonwood Dr to DSSC next to our property** (highlighted in yellow of attached photo) **to nicely separate our residential and commercial area, mitigate air & sound pollution, prevent dramatically devalue our property, and mostly protect our privacy and quality of retirement life.**

Thanks and regards,
hui-ying li & jian sheng xia
109 N Canyonwood dr, Dripping Springs TX 78620
352-284-3871

From: [redacted]
To: Bill Foulds; Taline Manassian; Tory Carpenter; Diana Boone; Planning
Cc: [redacted]
Subject: Opposition to DSSC zoning variance application Case#: VAR2025-002
Date: Monday, July 7, 2025 7:33:34 PM

Dear City of Dripping Springs Mayor Bill Foulds, Jr, Mayor Pro Tem Taline Manassian, AICP, CNU-A Planning Director Tony Carpenter, City Secretary Diana Boone, and Dripping Springs City Planning Committee,

My name is Hui-Ying Li, and I live with my husband at 109 N Canyonwood Drive(see attached photo, the yellow area is our property). We are both retired and over 70 years old. We purchased our home few years ago and have deeply appreciated the peace and quiet of this suburban neighborhood. It has been a sanctuary for us in our retirement.

We are writing to express our strong opposition to the proposed DSSC zoning variance application case #: VAR2025-002. This project threatens not only the character of our neighborhood, but also our quality of life, safety, and the value of our home — which represents nearly the entirety of our life savings. We have a number of concerns outlined as follows:

1. Negative Impact on Neighborhood Character and Property Values

- The proposed commercial development is out of scale with the surrounding residential homes and would dramatically alter the quiet, suburban feel that defines Sunset Hill.
- The location and size of the project are not appropriate for this area, and will degrade the natural beauty and cohesive character of the neighborhood.
- Our home is directly adjacent to the proposed project on two sides(see attachment), and we are extremely worried. The change in land use will likely reduce our property value and rob us of the peace and privacy we have worked our whole lives to secure.
- The addition of a driveway just feet from our home will increase noise, air pollution, traffic, and privacy issues, while potentially attracting crime and other urban nuisances.
- Commercial activities will introduce parking issues and visual clutter, which are incompatible with a residential area like ours.

2. Safety Concerns

- Traffic will increase significantly during peak hours, school drop-off/pick-up times, and weekends, endangering children and families.
- The project may create new safety hazards, including increased risks from delivery trucks, commercial vehicles, and improperly parked trailers.
- We've already experienced issues: during construction of the Christian Brothers Automotive shop across the street, our mailbox was destroyed three times by commercial traffic.

3. Zoning Incompatibility

- The proposed use is inconsistent with existing residential zoning laws.
- This is a residential neighborhood. Large scale businesses of this nature do not belong here, and existing zoning ordinances must be upheld to protect current residents.

4. Lack of Public Benefit

- The project offers no clear benefit to the neighborhood. Instead, it brings air and noise pollution, safety hazards, increased traffic, and pressure on local resources.
- Any hardship claimed by the applicant is not unique and could be addressed through a more appropriate ordinance amendment, rather than allowing a variance that harms others.

5. Additional Concerns

- The business may generate excessive noise, air, and water pollution.
- Commercial signage may clutter the streetscape and diminish the visual appeal of the area.
- On-site parking may be insufficient, leading to overflow parking in front of our homes.
- Infrastructure (water, power, electromagnetic signal stability) may be strained.
- Business hours, lighting, and ongoing traffic could interfere with sleep and overall health, particularly for elderly residents like us.

We respectfully ask that you **reject the zoning variance** and protect the integrity of our neighborhood. Our home, our peace, and our health depend on it.

Thanks and regards,

Hui-Ying Li

109 N Canyonwood Dr

Dripping Springs, TX 78620

352-284-3871

Sent from my iPhone

Doyle & Seelbach

KARL SEELBACH
direct 512.960.4891
karl@doyleseelbach.com

April 14, 2025

Planning & Zoning Commission
City of Dripping Springs
511 Mercer Street
Dripping Springs, TX 78620

RE: Support for Dripping Springs Sports Club Variance Request

Dear Planning & Zoning Commission Members,

My name is Karl Seelbach, and I've proudly called Dripping Springs home since 2008. My wife, Adrienne, and I are raising our two daughters here, and like many families in this community, we've experienced both the joys of small-town life and the growing pains that come with rapid development.

As a former Vice Chair and member of the Dripping Springs Historic Preservation Commission (2012–2016) and local business owner, I've seen firsthand how our city can thoughtfully grow while staying true to its character. The Dripping Springs Sports Club (DSSC) represents exactly that kind of smart, community-driven development—and I urge you to approve their variance request to build a 160,000 sq ft facility.

1. **It solves a real need for Dripping Springs families.**
   Our community lacks sufficient indoor recreation and youth sports infrastructure. Like many parents, I've spent countless hours driving my kids to practices and games in Austin and beyond, which cuts into family time and stretches school-night routines. DSSC brings those opportunities home—reducing commutes, stress, and safety concerns while giving kids and families the resources they need right here in town.

2. **It's a locally-led project that reflects our community's values.**
   This is not an out-of-town corporate development. The people behind DSSC live here. They have kids in our schools. They're already contributing to our community—as business owners, youth coaches, and volunteers. Their vision is supported by hundreds of Dripping Springs families who want a facility built for us, by us. That authenticity matters.

3. **It supports responsible growth and local economic development.**
   Strategically located between the current high school and the site of our future high school, DSSC is well-positioned to serve the city's expanding population. The 160,000 sq ft size is essential to meet demand—not excessive—and will support multiple sports, fitness programs, and family-focused amenities. The project will also create numerous local jobs, keep spending in our economy, and help reduce congestion on the 290 corridor.

This is the kind of project that strengthens our identity, keeps families local, and grows with intention. I hope you'll join me in supporting this variance and helping bring a much-needed, community-first resource to life.

Sincerely,



Karl Seelbach
Dripping Springs Resident since 2008
Managing Partner, Doyle & Seelbach PLLC
Founder, Skribe.ai

April 10, 2025

Planning & Zoning Commission
City of Dripping Springs
511 Mercer Street
Dripping Springs, TX 78620

RE: Support for Dripping Springs Sports Club Variance Request

Dear Planning & Zoning Commission Members,

As new Dripping Springs residents and parents of four daughters, we strongly support the Dripping Springs Sports Club's variance request to develop a 160,000 sq ft facility.

Coming from Scottsdale, AZ and having access to larger facilities such as LifeTime Fitness, which had convenient locations near our home, we were accustomed to state of the art work out facilities within a short distance. Living in Dripping Springs, there isn't anything currently that matches that, and the Dripping Springs Sports club will! While the YMCA and Gold's Gym are nice places for quick workouts, they lack overall features and amenities that DSSC is planning to build.

A comprehensive sports facility in Dripping Springs would:

- Eliminate long commutes for hundreds of local families
- Keep spending within our local economy
- Create jobs for Dripping Springs residents
- Reduce traffic on Highway 290
- Provide many health resources to the abundance of existing residents and new ones moving here

The proposed 160,000 sq ft is necessary to accommodate the variety of courts, fitness areas, and amenities our growing community needs. A smaller facility would not adequately serve Dripping Springs families.

I urge you to approve this variance request for the benefit of our community.

Best regards,

Andrew and Kimberly Abrams
147 Stockman Drive
Dripping Springs, TX 78620
(414) 469-9226 / (414) 807-5886
[redacted] / kimberly@abaconsulting.net

From: [redacted]
To: Bill Foulds; Planning
Subject: Deep Concern Over Oryx Development in Headwaters – Preserve the Heart of Dripping Springs
Date: Wednesday, April 9, 2025 10:38:49 AM

Dear Mr. Foulds and our City Planning Team,

I'm writing as a deeply concerned resident of Dripping Springs and Headwaters. The recent updates to the Oryx development plan are nothing short of heartbreaking. The proposal to **level one of the most scenic and elevated hills in our community** to build a massive big-box store is profoundly disappointing. This decision is not only short-sighted — it risks destroying the very character and natural beauty that make Dripping Springs special.

Dripping Springs is meant to be a *destination*, not a pass-through city lined with generic development. The charm of our Hill Country environment is precisely why people move here, raise families here, and invest in this community. Flattening a stunning hill to make way for what appears to be a Lowe's Home Improvement — or any large commercial development — is an irreversible and destructive act. There is a way to preserve the hill and bring in retail, restaurants that match the vibe of the hill country which was originally planned. If decisions like this are continually made it will destroy the charm of Dripping Springs. It is bad enough we have no booming heart of downtown and a highway lined with more dentists, storage units and mattress shops than necessary, but now home values are being impacted. Please do not let this happen.

The **visual impact**, **light pollution**, and **noise from overnight operations and deliveries** would shatter the peaceful quality of life in both Headwaters and Sunset Canyon. Beyond aesthetics and environment, this would directly **devalue our homes** and chip away at the identity of Dripping Springs — an identity that countless families chose over bigger, less thoughtful cities.

There are flat, commercially appropriate areas of Dripping Springs where this type of development could be placed more responsibly. Why sacrifice one of our most beautiful natural assets when there are better options?

We're not anti-growth — we are pro *smart, community-minded* development. Development that complements our neighborhoods, maintains home values, and protects the Hill Country spirit.

Please think long-term. Do we want Dripping Springs to preserve its soul and become a charming destination like Wimberley or Fredericksburg, or slide into being another overbuilt, impersonal pass-through like Pflugerville?

This is a pivotal moment. We urge you to protect our hills, our neighborhoods, and our shared future.

Respectfully,
Crystal Faris
Headwaters Resident
Concerned Dripping Springs Citizen

Hoop Zone
Life Values/ Hoop Skills

April 15, 2025

Planning & Zoning Commission
City of Dripping Springs

To Whom It May Concern:

Some decisions change communities forever. Your consideration of the Dripping Springs Sports Club variance request is one of those pivotal moments.

I've lived basketball my entire life – from the hardwood courts at Westlake High to being named MVP at the University of Texas, from hearing my name called by the Denver Nuggets on draft day to later creating Hoop Zone from the ground up. Through every step of my journey, I've witnessed how proper facilities transform potential into achievement.

Let me be brutally honest: the current situation in Dripping Springs is failing our young athletes. The nightly exodus of families driving 30-60 minutes each way to Austin facilities isn't just inconvenient – it's actively damaging to academic performance, family dynamics, and athletic development. I've watched talented kids quit sports they love simply because the logistics became unsustainable for their families.

The proposed 160,000 square foot DSSC facility isn't a luxury or an extravagance. It's a necessity. Having developed facilities myself, I can assure you that the requested variance isn't about excess – it's about functionality and sustainability. A 100,000 square foot limitation would compromise the very elements that make a sports facility viable long-term.

During my years playing professional basketball, I learned that championship teams are built when communities invest in proper foundations. This variance represents that foundation.

When you consider this request, I ask you to see beyond today. Envision the thousands of young athletes who will develop their skills and character in this facility. Picture parents reclaiming hours of family time currently lost to commuting. Imagine the economic ripple effects that will benefit our entire community.

This variance isn't just about a building – it's about Dripping Springs' identity as a forward-thinking community that invests in its future. I strongly urge your approval.

Respectfully,

Bill Wendlandt
Founder

From: [redacted]
To: Drew Rose; Planning
Subject: Dripping Springs Sports Club
Date: Friday, April 11, 2025 1:33:40 PM

Dear Planning & Zoning Commission Members,

As a 25 year Dripping Springs resident and parent of 2 young boys, I strongly support the Dripping
Springs Sports Club's variance request to develop a 160,000 sq ft facility.

My kids are not currently in sports, but we are set to begin that chapter next year. As it currently sits, we will have to drive to Bee Cave for a proper facility to train and get lessons. This will result in hours in the car in the years to come.

A comprehensive sports facility in Dripping Springs would:

- Eliminate long commutes for hundreds of local families
- Keep spending within our local economy
- Create jobs for Dripping Springs residents
- Reduce traffic on Highway 290

As our community continues to grow, we need to ensure that this facility is good to go for that growth; something a smaller facility would not do. The proposed 160,000 sq ft is necessary to accommodate the variety of courts, fitness areas, and
amenities our growing community needs. The founders of this project are experts in their fields and know what is needed to properly serve this community. If we're going to do it, we need to do it right!

Please consider this variance request for the benefit of the Dripping Springs community!

Tye Hardin | Insurance Advisor
Watkins Insurance Group
TEL: 512-678-1130 **CELL:** 512.422.5111
3834 Spicewood Springs Rd, Suite 100
Austin TX 78759

From: [redacted]
To: Planning
Subject: Dripping Springs Sports Club
Date: Monday, April 14, 2025 11:32:52 AM

To the Dripping Springs Planning & Zoning Commission,

I'm writing in strong support of the variance request for the proposed Dripping Springs Sports Club (DSSC). As a member of this growing community and a resident of Headwaters, I've seen firsthand how the lack of local recreational facilities creates a real strain on families.

Right now, many of us are driving 30 to 60 minutes—each way—to reach adequate gyms and courts in Austin, Bee Cave, or beyond for sports. That's time my teen and pre-teen daughters could be spending doing homework at their desks instead of in the backseat, or actually relaxing after a long school day rather than getting home late from practice. Our kids are already burnt out by their schedules, so let's give families back more time in their lives to be TOGETHER. It's also putting more cars on already congested roadways during peak hours.

Bringing a high-quality, multi-sport facility like DSSC to Dripping Springs would be a game-changer. It would give local teams the space they need to grow, reduce travel burdens on parents, and allow kids to stay active without sacrificing sleep, study time, or well-being. A space like this would also foster community, promote healthy habits, and give families more opportunities to connect—right here at home.

I fully support the request for a variance to allow for the 160,000 sq ft needed to build a facility that meets the real needs of our area. Our community is ready for this, and we deserve a place where families can thrive together.

Thank you!

Sincerely,

Lindsay Hinkle
Headwaters Resident and Club Volleyball Mom of 2
512-669-8345
[redacted]

April 10, 2025

Planning & Zoning Commission
City of Dripping Springs
511 Mercer Street
Dripping Springs, TX 78620

RE: Support for Dripping Springs Sports Club Variance Request

Dear Members of the Planning & Zoning Commission,

As a parent and active member of the Hill Country community, I'm writing in full support of the Dripping Springs Sports Club's variance request to build their 160,000 sq ft facility.

Like many local families, our kids are home schooled and enjoy meeting up with other homeschool groups indoors and outdoors, and they thrive when getting exercise and fitness at the gym. Because of the incredible homeschool community in Dripping Springs, this facility would allow our children to have access to world class fitness in a convenient location, with many other local families.

Beyond serving local families, this project will create jobs and a safe and fun place to connect and be active. The size requested isn't excessive — it's essential to meet the needs of a fast-growing area. As members of similar establishments, its exciting to have a world class option so close!

This is exactly the kind of project that strengthens a community. We are hopeful that you approve this project.

Sincerely,

Heath Hale
106 Confidence Cove
Lakeway, Texas 78734

Lauren Metcalf
18210 W Cave Cv
Dripping Springs, TX 78620
[redacted]
210-748-4891
04/10/2025

Planning and Zoning Commission
City of Dripping Springs
511 Mercer Street
Dripping Springs, TX 78620

Dear Planning and Zoning Commission Members,

As a Dripping Springs resident and parent of three active children, I am writing in strong support of the variance request for the development of **The Dripping Springs Sports Club (DSSC)**, a proposed 160,000 sq ft mixed-use athletic facility that would bring tremendous value to our growing community.

My family currently drives to Bee Cave and South Austin multiple times a week to accommodate our sports-loving children. This adds up to over eight hours of driving each week, often resulting in late nights on school days and missed opportunities to spend quality time together. We are far from the only ones—hundreds of local families face similar challenges due to the lack of adequate athletic facilities here in Dripping Springs.

A comprehensive, well-designed facility like DSSC would:

- **Eliminate long commutes** for youth athletes and fitness-focused adults alike
- **Keep spending within our local economy** instead of diverting it to neighboring cities
- **Create local jobs** and support small businesses
- **Reduce traffic and wear on Highway 290** by decreasing out-of-town travel
- **Improve quality of life** for busy families looking for accessible wellness opportunities

The proposed 160,000 sq ft size is not excessive, it is essential to meet the wide-ranging needs of our growing community. DSSC is designed to be inclusive, multi-functional, and future-ready complex. A smaller footprint simply would not provide the scale or versatility required.

Approving this facility aligns perfectly with Dripping Springs' commitment to being a family-centered, active, and connected place to live. **The Dripping Springs Sports Club** will not only serve as a hub for sports and fitness but also as a much needed gathering space that strengthens the bonds of our local community.

Thank you for your service and your thoughtful consideration of this request. I urge you to approve the variance and help bring this incredible opportunity to life.

Sincerely,

Lauren Metcalf

April 16, 2025

Planning & Zoning Commission
City of Dripping Springs
511 Mercer Street
Dripping Springs, TX 78620

RE: Support for Dripping Springs Sports Club Variance Request

Dear Planning & Zoning Commission Members,

As a mother of three and a new resident of Dripping Springs, I'm writing to express my full support for the variance request for the Dripping Springs Sports Club (DSSC).

We recently moved to this community, and we've truly fallen in love with it—especially the strong sense of family and the exciting growth all around us. With more young families calling Dripping Springs home every day, there's a growing need for a central space where we can stay active, connect, and build community.

A facility like DSSC would be so much more than a gym. It would be a gathering place—for workouts, casual lunches, indoor playtime, basketball, volleyball, pickleball, and more. It's a space that supports the full rhythm of family life, all under one roof. Right now, those kinds of amenities require long drives out of town, which eat up family time and shift our energy and spending away from Dripping Springs.

Physical activity is the foundation of a healthy, connected, and vibrant community. The proposed 160,000 sq ft is essential—not excessive. This size allows DSSC to offer the diverse mix of programming, court space, wellness options, and family-focused amenities that our growing community needs to thrive. A significantly smaller facility would limit that impact and reduce its ability to serve families of all ages.

This is a meaningful opportunity to invest in the future of Dripping Springs. I strongly encourage you to approve the full variance request and help bring a resource to life that will benefit our families, our economy, and our town for years to come.

Thank you for your time and consideration—and as always, **Go Tigers!**

Warmly,

Autumn Kirtland

656 Spectacular Bid Dr.
Austin, TX 78737
[redacted]
(408) 903-3651

April 15, 2025

To the Planning Commission of Dripping Springs,

In regards to the Dripping Springs Sports Club and its proposed plans, we would like to request that you approve the request for variance for the size of facility being 160,000 sqft. We appreciate this restriction in general; however, for somewhere like this that is trying to provide services of this kind, allowing for a larger size allows it to better address the sports needs.

Right now, most tournaments are at least 30 min away, and often an hour (e.g. Georgetown, Round Rock, San Antonio), which is harder for families as it takes more time out of the schedule, and having something here would be really nice. For benefit to the community / city beyond just that aspect, before / between / after games, people who come from out of town as well as who live locally are more likely to support local businesses by purchasing food especially, or maybe even in other ways like shopping while waiting.

Thanks,

Greg Schumacher

103 Dally Ct

Dripping Springs, TX 78620

April 14, 2025

Planning & Zoning Commission
City of Dripping Springs
511 Mercer Street
Dripping Springs, TX 78620

RE: Support for Dripping Springs Sports Club Variance Request

Dear Planning & Zoning Commission Members,

As a Dripping Springs resident and parent of two active children, I strongly support the Dripping Springs Sports Club's variance request to develop a 160,000 sq ft facility.

My daughter currently drives to HCI, WAAC and SMAC multiple times weekly for volleyball practice. This causes some very late nights for my high school daughter. Basketball tournaments are never local for my son's select club due to lack of court availability which sends us to Round Rock and San Antonio to compete.

A comprehensive sports facility in Dripping Springs would:

- Eliminate long commutes for hundreds of local families
- Keep spending within our local economy
- Create jobs for Dripping Springs residents
- Reduce traffic on Highway 290

The proposed 160,000 sq ft is necessary to accommodate the variety of courts, fitness areas, and amenities our growing community needs. A smaller facility would not adequately serve Dripping Springs families.

I urge you to approve this variance request for the benefit of our community.

Sincerely,

Michael Thomas
128 Sandpiper Cove
Austin, TX 78620
[redacted]
(512) 585-0569

Let me know if you need any further adjustments or additional information!

From: [redacted]
To: Planning
Subject: DSSC Variance Support Letter
Date: Wednesday, April 16, 2025 8:31:49 AM

Planning & Zoning Commission City of Dripping Springs 511 Mercer Street Dripping Springs, TX 78620

RE: Support for Dripping Springs Sports Club Variance Request

Dear Planning & Zoning Commission Members,

As a long time Dripping Springs resident and parent of two active children, I strongly support the Dripping Springs Sports Club's variance request to develop a 160,000 sq ft facility.

For years my family has been driving for extended periods of time to attend their extracurricular activities, practices, games and tournaments. None of those, however, are in the city of Dripping Springs. This new facility would be a huge game changer for the community of Dripping Springs. I strongly believe this development would be essential with the growth that is happening to our community. I believe the following would have long term benefits for our city and community.

- Eliminate long commutes for hundreds of local families
- Keep spending within our local economy
- Create jobs for Dripping Springs residents
- Reduce traffic on Highway 290

The proposed 160,000 sq ft is necessary to accommodate the variety of courts, fitness areas, and amenities our growing community needs. A smaller facility would not adequately serve Dripping Springs families.

I would urge you to approve this variance request for the benefit of our community.

Sincerely,

Tressa Aleshire

April 10, 2025

Planning & Zoning Commission
City of Dripping Springs
511 Mercer Street
Dripping Springs, TX 78620

RE: Support for Dripping Springs Sports Club Variance Request

Dear Members of the Planning & Zoning Commission,

As a 17-year resident of Dripping Springs and a parent of three young athletes, I am writing to enthusiastically support the variance request for the Dripping Springs Sports Club to build a 160,000 sq ft sports facility in our community.

Like many families here, we spend countless hours driving to facilities located in surrounding Austin-area suburbs including Pflugerville, Lake Travis, Kyle and Westlake for volleyball, soccer, basketball and various others sports practices and games. These trips add over16 hours a week for our family, cutting into family time and leaving my kids exhausted on school nights. It's not just the time—it's the wear and tear on our car and the frustration of navigating congested roads.

A local sports complex of this size would be a game-changer for Dripping Springs. It would:

- Save families like mine hours of driving each week.
- Boost our local economy by keeping spending in town.
- Provide job opportunities for residents, from coaches to facility staff.
- Ease traffic on Highway 290 by reducing out-of-town commutes.

The proposed 160,000 sq ft facility is the right size to meet the diverse needs of our growing community. A smaller space simply wouldn't have the capacity to offer the range of sports and activities our kids and adults deserve—everything from volleyball courts to fitness areas and community spaces.

I respectfully urge you to approve this variance request. This facility would strengthen our community and make life better for so many families in Dripping Springs.

Thank you for your time and consideration.
Sincerely,

Ryan Dennison
100 Hudson Lane
Dripping Springs, TX 78620

04.15.2025
Planning & Zoning Commission
City of Dripping Springs
511 Mercer Street Dripping Springs, TX 78620

RE: Support for Dripping Springs Sports Club Variance Request

Planning & Zoning Commission Members,
My name is Chris Lupton and I was the managing partner for Hill Country Indoor for over 7 years. I have first hand experience watching a facility (very similar to the one proposed) improve a neighborhood and ultimately bring a community together. Our community events and business partnerships have made a huge impact. Nearly every day we have realtors bringing families into HCI to show off the community amenities.

I urge you to also look at the economic impact this facility will have on Dripping Springs as a whole. Keeping families in town vs driving to Austin to practice will bring food and shopping revenue back to your tax payers. Through tournaments and events, restaurants and hotels will flourish. This has been proven in Round Rock, Cedar Park and Bee Cave.

As for the variance, this was a key win for the HCI team during development in 2015. Without it, the facility would not be near the opportunity that it is today. Variances are made for a reason and I believe this is a clear front runner.

Sincerely,

Chris Lupton



Hill Country Indoor
Bee Cave, Texas

656 Spectacular Bid Dr
Austin, TX 78737
[redacted]

April 11, 2025

Planning & Zoning Commission
City of Dripping Springs
511 Mercer Street
Dripping Springs, TX 78620

RE: Support for Dripping Springs Sports Club Variance Request

Dear Planning & Zoning Commission Members,

As a Navy Reserve officer, maintaining peak physical fitness is not just a personal priority-it is a professional requirement. Unfortunately, our current options in Dripping Springs are limited, forcing me to drive into Austin for access to the kind of equipment and space I need. These frequent trips take valuable time away from my family and increase the daily strain on my schedule.

The proposed Dripping Springs Sports Club would eliminate these challenges by providing a high-quality facility that supports serious fitness training and offers a fun, active environment for local families. My children would be able to enjoy sports and recreational activities while I complete my training-all under one roof, just minutes from home.

The size of the planned 160,000 sq ft facility is crucial. A smaller space simply wouldn't accommodate the growing demand or the breadth of programming needed for our community. I fully support the DSSC's request for a variance and hope you will approve this project for the betterment of all Dripping Springs families.

Sincerely,
Mark Kirtland

From: [redacted]
To: Planning
Cc: Drew Rose
Subject: In favor of the variance for Dripping Springs Sports Club
Date: Saturday, April 12, 2025 11:38:48 PM

Dear Planning & Zoning Commission Members,

As a resident of Dripping Springs, I would like to express my support of approving the variance request for Dripping Springs Sports Club.

As an athlete and someone committed to a healthy lifestyle, I would greatly appreciate having a first rate sports facility where I can play basketball, lift weights, support my Childrens' athletic endeavors, and meet my exercise goals within the community that I live in.

Currently, there is nothing similar in magnitude or diversity in what it offers here in Dripping Springs. Hill Country Indoor, a similar, popular facility in Bee Cave, is over a thirty minute drive depending where you live in Dripping Springs. It is not practical or easy to spend bulk time commuting to that gym to utilize high quality equipment and spaces. Our community would benefit immensely from having our own sports club where anyone from a child on a trampoline to someone retiring and picking up pickleball can thoroughly enjoy themselves. My family would love to stay local rather than drive over an hour round trip to some other gym.

The Dripping Springs Sports Club will bring people together around common goals in fitness, active living, and recreation. It promotes healthy habits and active lifestyles. Everyone in Dripping Springs would benefit from the Dripping Springs Sports Club.

Thank you for considering approving this variance request. Our community will greatly benefit from this first class Dripping Springs Sports Club.

Best regards,

Micah VanDover

Home Address:
500 Sue Peaks Loop
Dripping Springs, Texas 78738
(512)708-9919

MICAH VANDOVER
REALTOR®

c 512.708.9919 o 512.261.0008
w kuperrealty.com
e micah.vandover@sothebysrealty.com
a 13420 Galleria Circle Suite A-105
Austin, Texas 78738



From: [redacted]
To: Bill Foulds; Planning
Subject: Let's Preserve the Character of Dripping Springs
Date: Friday, April 11, 2025 8:56:02 AM

Dear Mayor & City Planning,

I'm reaching out as a deeply concerned resident who's watched Dripping Springs rapidly transform—and not for the better. What once felt like a peaceful Hill Country town with heart and character is quickly becoming unrecognizable. I understand that growth is inevitable, but what's happening now isn't thoughtful development—it's unchecked sprawl driven by profit, not by vision.

Do we really want to become the next Pflugerville—miles of neighborhoods, strip malls, and apartments lining a congested highway? If you've been over there recently, you know how lifeless and overwhelming it feels. That's not what any of us signed up for when we chose to live here.

Dripping Springs is the gateway to the Hill Country. It still has the potential to be a truly special destination—like Wimberley—but only if we protect what makes it unique. That means preserving the hills, the views, and the sense of space that gives this town its soul. That means making room for local businesses that reflect our culture, not just more chains and box stores that could be found anywhere in America.

There are already signs of hope. Last Chance is showing how to build with character, I'm so happy to see they are coming back. Bringing Nutty Brown back to the old Paloma location could honor our roots while giving people something to gather around, and I would LOVE to see something like this happen that residents and visitors alike would enjoy. These are the kinds of projects that make Dripping feel like Dripping—not like a generic suburb off a highway.

Right now, the trajectory we're on is pushing even new residents to consider leaving. That should be a huge red flag. People didn't move here for traffic, noise, or concrete. They moved here for a better way of life—one that feels increasingly out of reach.

We can still turn this around. We can grow smart, not fast. We can plan with intention, protect our natural beauty, and make decisions that benefit long-term quality of life—not just short-term gains.

Let's make Dripping Springs a place people want to stay. Let's keep the charm, preserve the views, and bring back the character that made this town worth moving to and fighting for in the first place.

Sincerely,
Amanda Waltman
Resident of Dripping Springs

April 10, 2025

City of Dripping Springs Planning & Zoning Commission
511 Mercer Street
Dripping Springs, TX 78620
Planning@cityofdrippingsprings.com

RE: Support for Dripping Springs Sports Club Variance Request

Dear Planning & Zoning Commission Members,

As Dripping Springs residents, we are writing to express our full support for Dripping Springs Sports Club's ("DSSC") variance request to develop a 160,000 square foot sports facility. The proposed 160,000 sq ft facility is necessary to accommodate the variety of courts, fitness areas, and amenities our growing community desperately needs. A smaller facility will not adequately serve the needs of Dripping Springs families, now or in the future.

We believe the requested variance is reasonable, necessary, and appropriate. My family, and hundreds of other families in the community, spend a significant amount of time and money in other cities that have the facilities DSSC plans to build. By approving the variance request, Dripping Springs will finally have the facilities necessary to keep sports and recreation activities local, which will eliminate long commutes for hundreds of local families, reduce traffic on Highway 290, generate significant revenue for the City, and create countless jobs for the Dripping Springs community.

Our community desperately needs the comprehensive sports facility proposed by DSSC. Granting the variance will not adversely affect the character of the community nor will it impair the use or development of adjacent properties. To the contrary, the proposed facility aligns with the goals of thoughtful and practical land use that benefits our community. Having the proposed state-of-the-art facility in our backyard is a game-changing opportunity for the Dripping Springs community. With our community's future in your hands, we implore you to approve this variance request. Thank you for your time and consideration.

Sincerely,

Catherine and Ryan Harper

cc: drew@drippingsportsclub.com

April 15, 2025

Dripping Springs Planning & Zoning Commission
City of Dripping Springs
511 W Mercer St
Dripping Springs, TX 78620

RE: DSSC Variance Request – Letter of Caution

Dear Planning & Zoning Commission,

I hope this letter finds you well. As a Dripping Springs resident, I strongly advocate for thoughtful development that supports our community's continued growth. However, I write today to express concern regarding the increasing frequency with which variances are being granted along the Highway 290 corridor. This marks the second such request in just a few weeks, prompting a broader question: **What is the purpose of maintaining comprehensive development codes at the city level if they are regularly going to be bypassed?**

While I support responsible development and understand that each project presents unique considerations, we must uphold standards that ensure long-term sustainability and community balance. The proposed facility is a substantial project—effectively an anchor development—located directly off Highway 290. Approval of this variance would set a precedent for further large-scale projects in the corridor. I am particularly concerned about the cumulative impact, especially in light of the concept plans by Oryx Development for an adjacent 130,000-square-foot facility.

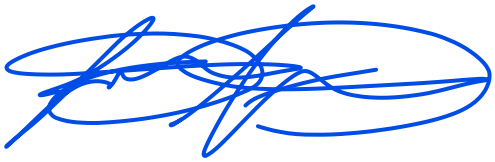
I would also like to highlight a personal example that underscores the need for consistency in our policies. As a resident of Headwaters, I am currently prohibited from washing my own vehicles on my property due to ongoing water restrictions mandated by the MUD. This restriction underscores the reality of our limited water resources, which makes the approval of water-intensive developments all the more concerning. While I acknowledge that variances can be warranted in certain situations, each decision must be thoroughly evaluated in the context of long-term community sustainability.

Furthermore, according to TPWD GIS data, the proposed development lies within habitat known to support the federally listed endangered Golden-cheeked Warbler. I respectfully request that a full environmental assessment be conducted and made publicly available prior to any site plan approval—or, alternatively, that the City provide the specific code basis or exemption allowing for a "take" under the Endangered Species Act, if such an assessment is not required.

At the same time, I recognize the growing demand for local athletic and recreational facilities. The Dripping Springs Sports Club presents a valuable opportunity to address this need for families and youth athletes. However, it is essential that any development along this segment of Highway 290 proceeds with comprehensive planning and a clear understanding of its long-term impacts on infrastructure, environment, and community character.

Thank you for your time and attention to these concerns. I appreciate the difficult task before you and trust that your decision will reflect a thoughtful balance between progress and preservation.

Sincerely,



Jonathan L Fitzgerald
Headwaters Resident

From: [redacted]
To: Planning
Subject: Opposition to VAR2025-002 – Sports Club Zoning Amendment
Date: Sunday, April 6, 2025 6:05:14 PM

Dear Planning & Zoning Commission,

I am writing to express my concern and opposition to the proposed zoning variance referenced as **VAR2025-002 – Sports Club Zoning Amendment**.

While I appreciate the City's continued efforts to grow and develop thoughtfully, I have strong reservations about the potential impacts of this project—particularly with the proposed entrance on Canyonwood Drive. This road is a residential street not designed to support increased traffic volumes especially at the top of a hill that already has limited sight distance. From a safety standpoint, introducing a high-traffic access point in this area poses serious risks to the Sunset Canyon Neighborhood and people driving on Canyonwood.

In addition to traffic concerns, the significant amount of impervious surface planned—particularly large areas of concrete—raises environmental red flags. This development could dramatically affect the surrounding landscape, increase runoff, and heighten the risk of flooding. Of particular concern is the culvert at the end of North Canyonwood Drive, which already sees strain during heavy rains with the already reduced landscape from all the homes built in Headwaters. The added runoff from such a development may overwhelm existing infrastructure and pose a threat to nearby homes and properties.

I respectfully ask the Commission to consider the long-term impact this amendment could have on the safety, environmental integrity including the dark sky community, and character of the Sunset Canyon neighborhood. I urge you to deny this variance and seek alternative solutions that better align with the residential nature of our community.

Thank you for your time and consideration.

Sincerely,

Jill Zeimann

Planning & Zoning Commission
City of Dripping Springs
511 Mercer Street
Dripping Springs, TX 78620

RE: Support for Dripping Springs Sports Club Variance Request

Dear Planning & Zoning Commission Members,

As Dripping Springs residents and parents of two active children/athletes, I strongly support the Dripping Springs Sports Club's variance request to develop a 160,000 sq ft facility. This facility will be a long-term community asset that will strengthen community bonds between residents, strengthen our youth athletes, and provide considerable positive economic impact to Dripping Springs and surrounding businesses.

My family currently drives to Bee Cave, Westlake, and South Austin multiple times weekly for competitive cheer, soccer, and basketball activities. This means 10+ hours of driving time and late nights for my children on school nights.

A comprehensive sport & wellness facility in Dripping Springs would:

- Eliminate long commutes for hundreds of local families
- Keep spending within our local economy
- Create jobs for Dripping Springs residents
- Reduce traffic on Highway 290

The proposed 160,000 sq ft is necessary to accommodate the variety of courts, fitness areas, and amenities our growing community needs. A smaller facility would not adequately serve Dripping Springs families and make the impact that a larger facility would.

I urge you to approve this variance request for the benefit of our community.

Sincerely,

Will & Krista Diaz
12146 Mesa Verde Dr
Austin, TX 78737
[redacted]
(773)663-6653

Milena Diaz - RSES, 5th Grade
Beckett Diaz - RSES, 3rd Grade

From: [redacted]
To: Planning
Cc: Drew Rose; [redacted]
Subject: RE: Backing the Dripping Springs Sports Club Variance Request
Date: Saturday, April 12, 2025 12:18:58 AM

Dear Planning & Zoning Commission,

As a father of two children in Dripping Springs, I strongly support the variance request for the Dripping Springs Sports Club (DSSC) to construct a 160,000-square-foot facility. This project is exactly what our growing community needs.

Raising active kids means my wife and I spend countless hours driving to Bee Cave, South Austin, or Westlake for their sports practices and camps. These trips are exhausting, especially on school nights or during school breaks when we're trekking to places like HCI in Bee Cave for summer programs. A local, state-of-the-art sports facility would eliminate this burden for my family and many others. The DSSC's proposed complex would not only keep our kids closer to home but also become a vibrant hub for our community.

This facility would do more than save travel time. It would keep dollars in Dripping Springs by creating local jobs and attracting families from across the region. A project of this caliber would showcase our town’s ambition and strengthen its reputation as a great place to live and raise a family. Why let neighboring cities like Bee Cave reap these benefits when we can build something extraordinary right here?

The proposed size of the facility is critical to its success. A 160,000-square-foot complex would provide enough space for courts, training areas, and amenities to serve our rapidly growing population. A smaller footprint simply would not meet the needs of our kids and families. I understand the purpose of zoning restrictions, but this isn't a generic big-box store - it’s a tailored solution for our community’s future. Every parent I’ve spoken with about this project is enthusiastic about its potential, and I share their excitement.

I respectfully urge you to approve this variance. By doing so, you'll help make Dripping Springs a stronger, more connected community for families like mine.

Sincerely,

Patrick Zielbauer (Kirby Springs Ranch)

From: [redacted]
To: Planning; Drew Rose
Subject: RE: Support for Dripping Springs Sports Club Variance Request
Date: Friday, April 11, 2025 12:01:19 PM

Dear Planning & Zoning Commission Members,

As a Dripping Springs resident and parent of three active children, I strongly support the Dripping Springs Sports Club's variance request to develop a 160,000 sq facility.

A comprehensive sports facility in Dripping Springs would:

- Eliminate long commutes for hundreds of local families
- Keep spending within our local economy
- Create jobs for Dripping Springs residents
- Reduce traffic on Highway 290

The proposed 160,000 sq is necessary to accommodate the variety of courts, fitness areas, and amenities our growing community needs. A smaller facility would not adequately serve Dripping Springs families.

I urge you to approve this variance request for the benefit of our community.

Thank you!

Josh Teitelbaum
[redacted]
(410) 382-0885

From: [redacted]
To: Planning
Cc: [redacted]
Subject: RE: Support for Dripping Springs Sports Club Variance Request
Date: Monday, April 14, 2025 12:45:17 PM

April 14, 2025

Planning & Zoning Commission
City of Dripping Springs
511 Mercer Street
Dripping Springs, TX 78620

RE: Support for Dripping Springs Sports Club Variance Request

Dear Planning & Zoning Commission Members,

My name is Adrienne Seelbach. I was raised in Dripping Springs, graduated from Dripping Springs High School in 2002, and now I'm raising two daughters—Annabelle (13) and Millie (9)—in the same town that shaped me.

Like so many families in our growing community, we spend many hours each week commuting into Austin for sports practices, tournaments, and fitness activities. That time adds up—and it's time we could be spending together as a family, at home, or supporting local businesses here in Dripping Springs.

That's why I fully support the **Dripping Springs Sports Club (DSSC)** and their request for a variance to build the 160,000 sq ft facility our community truly needs. From a mom's perspective, here are the three main reasons this project is so important:

1. **It will dramatically reduce time spent on the road.**
   Driving into Austin several times a week is exhausting—not just for parents, but for our kids too. DSSC gives us the chance to stay local, avoid traffic, and bring youth sports and family fitness home to Dripping Springs.

2. **It gives kids a safe, fun place to connect.**
   This facility will be a true hub for our children—where they can meet up with friends, stay active, and build confidence in a positive, structured environment. That kind of space is so important, especially as our town continues to grow.

3. **It supports whole-family health and wellness.**
   DSSC isn't just for kids—it's for parents too. With adult fitness areas, group classes,

healthy food options, and community events, it creates a space where families can focus on being active and well, together.

What makes this project even more special is that it's **led by local families**—not some outside developer. These are people who live here, whose kids go to our schools, and who care deeply about building something that will benefit the entire Dripping Springs community for years to come.

Please approve this variance so DSSC can move forward. As a lifelong resident, I truly believe this project will make our town an even better place to raise a family.

Sincerely,

Adrienne Seelbach
Dripping Springs High School Class of 2002
[redacted]

From: [redacted]
To: Planning
Cc: drew@drippingsportsclub.com
Subject: Request for increased zoning
Date: Wednesday, April 16, 2025 7:33:26 AM

To the Dripping Springs Sports Club and the Planning & Zoning Commission,

I am writing in strong support of the Dripping Springs Sports Club's request for a variance to build a 160,000 sq ft facility—beyond the current 100,000 sq ft limit. As a parent of young children just beginning to engage in team sports, I've already see the impact of the limited athletic options in our area. Without adequate local facilities, we often have to drive 30 miles or more just so our kids can access quality fields and indoor practice space.

Bringing a larger, more comprehensive sports complex closer to home would not only save families like mine countless hours on the road, but it would also strengthen our local community. This facility would give kids the chance to stay active, build teamwork, and develop lifelong healthy habits—all within a supportive and familiar environment.

The added convenience and access would enhance the quality of life for so many families in Dripping Springs. I urge you to approve the variance request and help create a space that truly meets the needs of our growing community.

Sincerely,

Jay Ryan Ash
512-925-0178

From: [redacted]
To: Drew Rose; Planning
Cc: [redacted]
Subject: Support for Dripping Springs Sports Club Variance Request
Date: Monday, April 14, 2025 5:33:59 AM
Attachments: Outlook-k0qo00hl.jpg
Outlook-tfz3kr4f.png

Dear Planning & Zoning Commission Members,

My husband and I have been Dripping Springs residents of nearly four years, I am a local physical therapist, and we are parents to four children ages 5 to 12—all of whom are actively involved in youth sports. I'm writing to express my strong support for the Dripping Springs Sports Club's variance request to build a 160,000 sq ft facility.

As both a parent and a healthcare provider in this community, I see firsthand the strain our current lack of athletic facilities places on families. My own children travel weekly to Bee Cave, Austin, and other surrounding areas just to participate in practices and games. That's a lot of time spent in the car—on school nights, often with homework in hand—and it's a reality I know many other families face as well.

From a professional standpoint, I also treat many young athletes dealing with the physical toll of overtraining and inconsistent access to appropriate practice space. Local gyms are overcrowded, school facilities are stretched thin, and teams struggle to find reliable options.

The DSSC proposal offers a real, community-centered solution: a well-designed, multi-sport facility that includes space for basketball, volleyball, pickleball, fitness, childcare, and more. This type of complex would not only serve hundreds of youth athletes, but also offer health, wellness, and recreational opportunities for families of all ages.

Dripping Springs is growing quickly, and it's critical that our infrastructure keeps pace. Approving this variance is a key step toward providing resources that match the needs of our community—not just today, but well into the future.

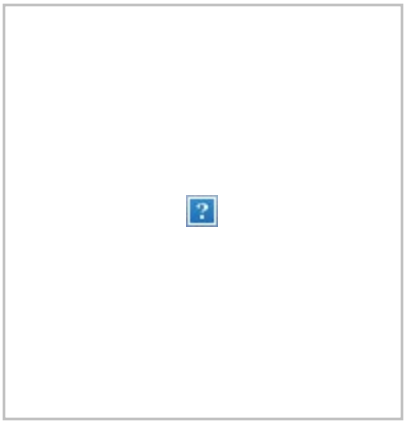
Thank you for your time and consideration.

Sincerely,

Dr. Kelli Chandler

Colin Chandler

Kelli Chandler, PT, DPT, COMT, FAAOMPT
Concierge Orthopedics, Owner and CEO
870-723-5068



Book time to meet with me

From: [redacted]
To: Planning
Cc: Drew Rose
Subject: Support for Dripping Springs Sports Club Variance Request
Date: Wednesday, April 16, 2025 9:34:08 AM

Dear Planning & Zoning Commission Members,

As a Dripping Springs resident, I strongly support the Dripping Springs Sports Club's variance request to develop a very beautiful 160,000 sq ft facility. The Rose family is working so hard and risking a lot in order to provide a safe place for the kids in our community to grow as great people in our community and learn hard work and fun through sports. This is all appreciated so much by so many! I doubt they can make the facility any smaller to accommodate the needs of the community and on the business-side to make enough revenue for this business to even work. It's such a phenomenal opportunity for our town. Hopefully this even brings other businesses of high quality to our area.

On another note, thank you for all you all do for Dripping Springs. Our community is at the beginning of a new stage of growth and we really appreciate you all working with businesses to provide great places for us, our kids, and our guests to get more joy out of life. We hope you all continue to keep bringing upscale businesses like the Dripping Springs Sports Club that are bringing services that are needed very much by the residents here.

Please approve this variance request for the benefit of everyone who lives here.

Sincerely,

Allen Shannon
7199 Creek Road
Dripping Springs, Texas 78620
512-636-3105 cell

From: [redacted]
To: Planning; Drew Rose
Cc: [redacted]
Subject: Support for Dripping Springs Sports Club Variance Request
Date: Friday, April 11, 2025 9:23:45 AM

Planning & Zoning Commission
City of Dripping Springs
511 Mercer Street
Dripping Springs, TX 78620

Dear Planning & Zoning Commission Members,

My family and I are residents of Dripping Springs and love our community. While we enjoy parks and hiking here locally, we have resorted to driving thirty minutes to Bee Cave to utilize gym space that meets our family's needs (providing an air conditioned space where each of our four kids can participate in a variety of sports simultaneously).

We strongly express our support for the Dripping Springs Sports Club's variance request to develop a 160,000 sq ft facility. This would be a benefit to hundreds of families in the area. As Dripping Springs continues to grow, having this sports club would be a place for families to connect, prioritize healthy lifestyles, develop sports related skills, and enjoy exercise. We would love to stay local and have these benefits rather than trek to Bee Cave and spend extra hours commuting in the car. Our community attracts families, and the Dripping Springs Sports Club would be an ideal place for families to gather and grow with its different court options, spaces to work out and play, and an on-site cafe to stay for snacks and a meal. My husband and I would love to take our family here.

Pickleball is the fastest growing sport in the nation, and with Dreamland's recent closure, Dripping Springs lost a huge percentage of its pickleball courts. One of our neighbors moved here from South Austin to retire and play pickleball there every evening. He now drives about thirty minutes to do so and can only do so a few times a week instead of remaining local to participate in his favorite sport every evening. Dripping Springs Sports Club would offer many pickleball courts - which provides exercise and fun for people of all ages. With our growing community and this sport's popularity, Dripping Springs Sports Club would meet an evident need.

Would you please consider approving this variance request on behalf of the Dripping Springs community members who would appreciate the many blessings it would offer? Thank you for your time and consideration.

Best regards,

Alycia VanDover
500 Sue Peaks Loop
Dripping Springs, TX 78620
[redacted]
619-391-8171

From: [redacted]
To: Planning
Cc: drew@drippingsportsclub.com
Subject: Support for Dripping Springs Sports Club Variance Request
Date: Thursday, April 10, 2025 4:21:43 PM

April 10, 2025

Planning & Zoning Commission
City of Dripping Springs
511 Mercer Street
Dripping Springs, TX 78620

RE: Support for Dripping Springs Sports Club Variance Request

Dear Planning & Zoning Commission Members,

I am writing to express my strong support for the Dripping Springs Sports Club's variance request to develop a 160,000 sq ft facility.

A comprehensive sports facility in Dripping Springs would:

- Eliminate long commutes for hundreds of local families
- Keep spending within our local economy
- Create jobs for Dripping Springs residents
- Reduce traffic on Highway 290
- Move activity time with family and friends increasing our value as a community

The proposed 160,000 sq ft facility is essential to accommodate the variety of courts, fitness areas, and amenities that our growing community needs. A smaller facility would not adequately serve the families of Dripping Springs.

I urge you to approve this variance request for the benefit of our community.

--
Mindi Smith-Zemanek

[redacted]

From: [redacted]
To: Planning; drew@drippingsportsclub.com
Subject: Support for DSSC
Date: Thursday, April 10, 2025 2:47:16 PM

Dear Planning & Zoning Commission Members,

As a Dripping Springs resident and parent of two active children, I strongly support the Dripping Springs Sports Club's variance request to develop a 160,000 sq ft facility. My family currently drives to Bee Cave and South Austin multiple times weekly for volleyball, basketball, and pickleball activities. This means 8+ hours of driving time and late nights for my children on school nights.

A comprehensive sports facility in Dripping Springs would:

- Eliminate long commutes for hundreds of local families
- Keep spending within our local economy
- Create jobs for Dripping Springs residents
- Reduce traffic on Highway 290

The proposed 160,000 sq ft is necessary to accommodate the variety of courts, fitness areas, and amenities our growing community needs. A smaller facility would not adequately serve Dripping Springs families. I urge you to approve this variance request for the benefit of our community.

Sincerely,
David Coraggio

April 10, 2025

Planning & Zoning Commission
City of Dripping Springs
511 Mercer Street
Dripping Springs, TX 78620

Dear Members of the Planning & Zoning Commission:

I am writing in strong support of a variance approval for the construction of Dripping Springs Sports Club. As a Dripping Springs resident for over 16 years with four active children, I wish this would have come sooner! I have spent many hours on the road driving them to and from practices in Austin and if there were a closer option, those hours could have been utilized elsewhere. I believe this project warrants your favorable consideration as it addresses a significant gap in our local recreational infrastructure.

The significant travel burden:

- Limits access for many families, particularly those with limited transportation options
- Adds substantial time commitments to already busy family schedules
- Creates unnecessary traffic and environmental impacts from extended commuting
- Reduces spontaneous recreational opportunities, especially for youth

Additionally, many high school teens drive themselves to practices far away and having them stay within Dripping Springs for late night practices would be so much nicer.

Aside from the travel burden, the proposed facility would provide numerous other benefits to our community:

1. **Improved Access to Fitness & Recreation**: Creating a local option would significantly increase accessibility for all residents, particularly youth, seniors, and those with transportation constraints.
2. **Enhanced Quality of Life**: Having quality recreational facilities within our community would foster greater physical activity, social connection, and overall well-being among residents of all ages.
3. **Family-Centered Community Development**: The facility would serve as a hub for family activities, youth sports, and community gatherings, strengthening our town's sense of community.
4. **Economic Benefits**: This facility would create local jobs, keep recreational spending within our community, increase property values, and potentially attract new residents seeking communities with quality amenities.

I strongly encourage you to approve this variance request, as it will serve the long-term benefits of this wonderful community.

Sincerely,

Amy Sullivan

From: [redacted]
To: Planning
Cc: drew@drippingsportsclub.com
Subject: We need the Dripping Spring Sports Club!
Date: Friday, April 11, 2025 9:02:33 AM

Dear Planning & Zoning Commission Members of Dripping Springs,

I am emailing in hopes of gaining your support for a variance request on the size of the Dripping Springs Sports Club. My family moved to Dripping Springs 4 years ago and dove right into the amazing community and athletics scenes. We have 3 kids ages 7-11 that juggle 4 sports each. As you can imagine, the schedules are insane! One thing that would make our lives so much better would be less travel time to high quality facilities. Ready or not, the people are coming. We need a new high school, we need this sports facility, and frankly we need more outdoor softball/baseball/soccer fields as well, but one thing at a time. If someone is willing to step up and greatly improve the lives of the residents of Dripping Springs then we need to support it being done right from day one. The research shows that 160,000 square feet is what would be adequate and comparable to the thriving complexes that we are all driving to. This facility would help eliminate long commutes for hundreds of local families, it would keep spending within our local economy, reduce traffic on Highway 290 and also create jobs for Dripping Springs residents!

I urge you to approve this variance request for the benefit of our community.

Sincerely,
Kristina Even
(830) 660-8160

Kristina LaFerrara Even
830-660-8160

From: [redacted]
To: Planning
Cc: [redacted]
Subject: A Note in Support of The Dripping Springs Sports Club Proposal at Headwaters
Date: Thursday, April 17, 2025 8:14:29 PM

Attention: Dripping Springs Planning and Development Department,

My name is John Stewart and My Wife Karen Stewart and I live at 228 Crescent Moon Ct here in the Headwaters Subdivision in Dripping Springs.

I'm writing to you in support of the Dripping Springs Sports Club. I believe the facilities and amenities that are planned for this Facility are overdue and desperately needed to service the growing community of fitness minded people and others here in Headwaters and surrounding community. The proposed Club will allow for access to a missing resource here at Headwaters: A Facility that embodies all things health and fitness. While the HUB Gym is present today: It growing worn and lacks the scale to service the full range of services desired. For this reason, today I have to travel to multiple locations to access desired services like wet areas, IR Spa as well as associated body work services like massage. The promise of the Club is to bring all these things under one roof at one location : accessible and close at hand.

For these reasons and more, Karen and I fully support the approval for the Sports Club being built and support current plans for the Facility design and location.

V/r,

John and Karen Stewart
Headwaters Residents

Get Outlook for iOS

To: planning@cityofdrippingsprings.com

Subject: Opposition to Zoning Amendment – Case Number: VAR2025-002 (Dripping Springs Sports Club)

Dear Planning Department,

I am writing as a concerned resident to express my strong opposition to the proposed zoning amendment referenced in Case Number VAR2025-002, regarding the Dripping Springs Sports Club development.

The proposed removal of the 300-foot buffer zone that currently separates commercial activity from our residential neighborhood is deeply troubling. This buffer exists for a reason: to protect the peaceful, rural character of our community, preserve local wildlife habitats, and maintain the safety and privacy of nearby homeowners.

Canyonwood Road is a small, country road that was never intended to support increased commercial traffic. It is narrow, residential, and unsuited for the volume and type of traffic this expansion would bring. Since this property belongs to Headwaters, access should rightfully be routed through Headwaters Boulevard, which connects directly to Highway 290 and is equipped to handle such traffic. Directing business operations and visitors through Canyonwood would be unnecessarily disruptive and inappropriate.

Our neighborhood follows “dark sky” lighting practices to reduce light pollution and preserve our ability to enjoy the night sky. Increased lighting from commercial development would permanently alter the nighttime environment that many of us specifically moved here to enjoy.

In addition to concerns about noise, traffic, and light pollution, the buffer zone plays a critical role in protecting local wildlife, especially deer, and maintaining a vital strip of mature trees and natural vegetation. We are also deeply concerned about the placement of fencing—we ask for transparency: will it remain at least 300 feet from the easement, as currently required?

Another serious concern is the increased risk of trespassing. As more people gain access to the area, the likelihood of individuals crossing onto private property grows, creating safety and privacy issues for residents.

Should development proceed, we request that quiet hours be enforced during evening and overnight periods, and that commercial lighting be turned off or significantly dimmed after a reasonable hour, in keeping with the community’s dark sky policy.

We respectfully urge the Planning Department and City Council to deny the removal of the 300-foot buffer zone and to ensure that access is limited to appropriate infrastructure, such as Headwaters Boulevard—not Canyonwood.

Please protect the character, environment, and safety of our neighborhood.

Sincerely,

Brent and Shay White

From: [redacted]
To: Planning
Subject: Dripping Springs Sports Club
Date: Friday, April 18, 2025 5:54:04 AM

Good morning!

I'm Douglas Dyer. I live in Dripping Springs at 292 Moonlit Stream Pass.

This email confirms my support for the development of the Dripping Springs Sports Club, which will provide a needed expansion of facilities and amenities available to area residents. I fully support the development plan for DSSC and ask that you expedite its approval.

Sincerely,

Douglas L. Dyer
512.500.3091

From: [redacted]
To: Planning
Subject: Dripping Springs Sports Club
Date: Monday, April 21, 2025 11:24:57 AM

Dear Planning & Zoning Committee Members,

As the DSHS Head Volleyball Coach since 2010 and Director of Austin Performance, I strongly support the Dripping Springs Sports Club variance request.

During my 14 years coaching in Dripping Springs, I've watched countless talented athletes sacrifice 8+ hours weekly commuting to training facilities in Austin. Several promising players have quit altogether because the travel burden became too much for their families.

Having coached in top-tier facilities across Texas, I can attest that the proposed DSSC design represents the ideal balance of functionality and Hill Country aesthetics.

What impresses me most about this proposal is how it respects our community's character while providing the facilities our growing population needs. The variance request strikes me as a reasonable accommodation to deliver a facility of genuine value to Dripping Springs.

I respectfully urge you to approve this variance, knowing it will directly benefit hundreds of student-athletes I've worked with over the years.

Sincerely,

Michael Kane
Head Volleyball Coach, DSHS (since 2010)
Co-Director, Austin Performance
DS Resident

From: [redacted]
To: Planning
Subject: Dripping Springs Sports Club
Date: Monday, April 21, 2025 9:32:45 AM

Dear Planning Member(s):

My name is Steve Rapp, a proud Dripping Springs community member. My family and I have lived in the Dripping Springs area for 10 years and we have thoroughly enjoyed this community.

I write to you today to discuss the pending request regarding the proposal of the Dripping Springs Sports Club (DSSC) to build a 160,000 SF facility in the area. I strongly urge the committee to grant the variance beyond the current 100,000 SF limit. This facility will be a foundational element for the community, providing families with a location to exercise, socialize and participate in club sports year round. Currently, the community has disparate facilities that provide a piecemeal solution to a growing need here in Dripping Springs and the surrounding area.

Our daughter plays club volleyball and we often travel into Westlake and beyond to practice and compete. We have practiced recently in Bee Cave at the Hill Country Indoor (HCI) facility. While we were there, I was struck by the number of Dripping Springs community members who are members of HCI. Having a similar facility in Dripping Springs will be a benefit to the community members - alleviating them from driving outside of the DS area. The city will benefit from increased tax revenue from sales and property taxes.

I understand the concern of building a facility of this scale. Land and water are scarce and should be protected. I understand that the DSSC team are aggressively addressing these issues and have come up with an acceptable solution for the concerns of the city and its citizens. Additional traffic flow on 290 is a concern of mine, too. Given the demand for this community and its continued growth, concerns of population growth are real however it appears to be inevitable. Having a facility of this size is both necessary for future growth but also beneficial to the community as a whole.

DSSC's vision fits into the current culture of Dripping Springs and also can help address future growth of the area. I assure you that this facility is sorely needed and has been for quite some time. Honestly, I am shocked that something like this has not yet been constructed.

I strongly urge the members of the Planning Committee to approve DSSC's variance request and allow them to move forward with their project. Thank you for your time and consideration.

Sincerely,

Steve
--
Steve Rapp
832-724-4225

From: [redacted]
To: Planning
Subject: Dripping Springs Sports Club support
Date: Thursday, April 17, 2025 9:47:56 PM

City of Dripping Springs,

My name is Rebecca Wallace and I live in the Headwaters community here in Dripping Springs.

I'm writing in support of the Dripping Springs Sports Club that is going to built here soon. There is a huge need for a facility that has sports amenities for athletes and families of athletes. The health and wellness services, spa, chiropractic, and food services that will be provided are needed for Dripping Springs and the surrounding communities. In addition, the inclusion of childcare services within a club is paramount and a significant benefit for all members.

There are many in this community including myself that would benefit from this club and everything it offers so close to home. For this reason I fully support the DSSC project.

Thank you,
Rebecca Wallace

April 18, 2025

Planning & Zoning Commission
City of Dripping Springs
511 Mercer Street
Dripping Springs, TX 78620

RE: Support for Dripping Springs Sports Club Variance Request

Dear Planning & Zoning Commission,

As long-time Dripping Springs residents with three active children, we're writing to express our enthusiastic support for the Dripping Springs Sports Club's variance request to develop a 160,000 square foot facility.

Since moving to Dripping Springs in 2019, we've watched our community grow exponentially. Unfortunately, our recreational facilities haven't kept pace with this growth. Many families in our community spend countless hours driving to South Austin or Bee Cave for their kids' volleyball, basketball, and other sports activities. This means children doing homework in the car, eating dinner on the go, and often getting home late on school nights. It's a strain on family time and energy throughout our community.

As a family that deeply values fitness and a healthy lifestyle, we are particularly excited about having a best-in-class family-friendly fitness center right here in Dripping Springs. We look forward to being active members of this facility, where our high school and middle school children can participate in activities while we also maintain our own fitness routines. Having this comprehensive facility in our community would be transformative for families like ours who prioritize wellness and active living.

The proposed Sports Club would dramatically improve quality of life for local families by:

- Eliminating the 30-60 minute drives (each way!) that hundreds of Dripping Springs families currently make multiple times per week
- Providing much-needed court space for our community's expanding youth sports programs
- Creating a family-friendly gathering space where parents can work out while kids practice
- Keeping our time and money invested in our own community

The requested 160,000 square foot variance is not excessive—it's necessary to accommodate the variety of courts, fitness areas, and recreational spaces our growing community desperately

needs. A smaller facility would simply not meet the current demand, let alone serve our rapidly expanding population.

This project represents exactly the kind of thoughtful, community-focused development that Dripping Springs needs. We strongly urge you to approve this variance request for the benefit of local families and the long-term vitality of our community.

Sincerely,

Jonathan and Monica Moore
346 Dally Court
Dripping Springs, TX 78620
[redacted]
949-232-7316

From: [redacted]
To: Planning
Subject: DSSC / Headwaters East Development Comment
Date: Friday, April 18, 2025 9:19:10 AM

To whom it may concern,

My name is Theodore Crawford, a resident in the Headwaters neighborhood. I wanted to reach out to the city with some concerns regarding the Headwaters East / Headwaters II development that's planned between Hwy. 290 West and Canyonwood Dr., backing up against the new Iron Willow Lp. lots in Headwaters.

We have seen the proposal from Oryx Development and have significant concerns regarding the size of the two proposed retail spaces (130,000 sq.ft. single story and 120,000 sq.ft. two story currently slated to contain the Dripping Springs Sports Club). Based on the "Concept B" plan we've seen, it appears these massive retail spaces will be <500' from the backyards of houses built on Iron Willow - wildly closer than anyone would reasonably be comfortable with. Beyond the planned proximity to new construction homes in the neighborhood, we have significant concerns regarding noise pollution and light pollution. While we're sure Oryx will comply with the letter of the law regarding Dark Sky compliance, there's no escaping the environmental impact of an 1800+ space parking lot and 300,000+ sq.ft. of retail and restaurant space a mere stone's throw from neighbors' backyards.

We understand that growth is necessary - desirable, even - and want to see the city continue to move forward and improve, but we believe the proposed location of the Dripping Springs Sports Club is untenable for neighbors in Headwaters and Canyonwood. We hope that the city will hear our voices and take into consideration the impact that this development will have on residents, both present and future. Not just with DSSC, but with a potential big-box retail space in the same development. What makes Dripping Springs unique is its commitment to respecting the spirit of the Hill Country. Preserving the landscape, hills, and beautiful sightlines - growing with the environment around us.

A massive big-box retail space and two-story sports complex being carved out of the hillside just a few hundred feet from people's backyards feels like a violation of the ethos of Dripping Springs. We hope that the city and developers will be amenable to finding a solution that's right for all parties involved, including the neighbors that will be directly affected by this development.

Thank you for your time and consideration!

From: [redacted]
To: Planning
Subject: DSSC / Headwaters East Development Comment
Date: Sunday, April 20, 2025 5:53:00 PM

To Whom It May Concern,

My name is Lynn Irby, and I'm a homeowner in the Headwaters neighborhood. I'm writing to express deep concern about the proposed Headwaters East / Headwaters II development planned between Highway 290 West and Canyonwood Drive—particularly its close proximity to the newly constructed homes along Iron Willow Loop.

After reviewing Oryx Development's "Concept B" proposal, many of us in the community are alarmed by the scale and location of the two large commercial structures: a 130,000 square foot single-story building and a 120,000 square foot two-story facility, intended to house the Dripping Springs Sports Club. These buildings would sit less than 500 feet from our backyards. That level of encroachment is not only concerning—it's unprecedented in our area.

Beyond the sheer size, we're also troubled by the potential for significant noise and light pollution. Even with adherence to Dark Sky ordinances, the environmental impact of a 1,800+ space parking lot and over 300,000 square feet of combined commercial space so close to residential homes cannot be ignored.

We understand and support thoughtful growth in Dripping Springs—development that enhances the community without compromising the very qualities that make this place special. However, placing a major sports facility and what could become a big-box retail space just a few hundred feet from established neighborhoods is, in our view, a misstep.

Dripping Springs has always prided itself on maintaining the character of the Hill Country—its views, its tranquility, its balance between nature and progress. Carving out a massive commercial hub in the hillside behind people's homes goes against that vision.

We urge the city and Oryx Development to reevaluate this plan and work collaboratively with the surrounding neighborhoods to find a more suitable location—one that accommodates future growth without sacrificing the integrity of our community or the well-being of its residents.

Thank you for your time, and for considering the voices of those who will be directly affected.

Sincerely,
Lynn Irby
Resident, Headwaters Neighborhood

From: [redacted]
To: Planning
Subject: DSSC support
Date: Thursday, April 17, 2025 7:09:32 PM

DS city,

My name is Zach Wallace and I'm a resident at 347 Dayridge Drive here in Dripping Springs. I'm writing in support of the Dripping Springs Sports Club that it set to be built here near the headwaters community. I currently run a health and fitness business out of our community HOA gym and I work with roughly 20-25 people per week just here in the headwaters community alone. Not only in headwaters but in dripping springs as a whole, we have a large amount of health conscious individuals who go to many different clubs and gyms in the distant area to get their health and fitness needs met, and many families who have kids who participate in sports programs that (unfortunately) take them all over the greater Austin area when it could be done closer to home.

Our rapidly growing community faces a significant recreational gap. Families currently drive 30-60 minutes each way to facilities in Austin or Bee Cave for practices, games, and fitness activities. This means less family time, children doing homework in cars, late nights on school days, and unnecessary traffic on our roadways. Local teams struggle to find adequate practice spaces, often training in overcrowded or makeshift facilities.

These and other issues will be solved when Dripping Springs Sports Club is built and offers a one stop shop for everything from health and fitness, sports, meals, childcare, spa, and community fun among other things and ultimately the convenience of not having to travel so far for many different services and amenities.

I genuinely hope their plans are approved as they have set and I hope that the city understands the desperate need of a facility like this and the positive impacts that it will surely have on the kids and families of our city.

Thank you,

Zach Wallace
M.S. Organizational Leadership
B.S. Sports Medicine and Exercise Science
NASM Performance Enhancement Specialist
ISSA Nutritionist
601-941-3618

Matthew Christian
1108 Gato Del Sol Ave
Austin, TX 78737
April 15, 2025

Dripping Springs Planning & Zoning Commission
661 W Highway 290
Dripping Springs, TX 78620

RE: Requested variance for Dripping Springs Sports Club

To whom it may concern:

I would like to voice my support for the requested 160,000 sq.ft. size variance for the Dripping Springs Sports Club. As a resident of the area for the last 5 years, I have seen the explosion of growth in the area which is already putting a strain on currently available resources. Given the ongoing residential construction and the recent bond proposals for additional schools, both the public and private sectors expect a continuation of this growth in the coming years. This will only further strain the limited resources we have for the type of activities that DSSC is serving. Ultimately this will negatively impact our children as we will not have enough resources for the various recreational and school groups. As I grew up, youth sports were a large part of my life, and the lessons I learned about teamwork, fairness and perseverance have stuck with me throughout my life. It would be a tragedy if the children of DS were not given the same opportunities due to the lack of a decent facility in the local area.

Personally, I have nothing to gain from the DSSC receiving approval. I have no children, nor do I participate in the activities that DSSC will provide. However, even though I would not be a customer, it is easy for me to see why this is so important to the community and why this request should be granted.

Sincerely,

Matthew Christian
(203) 650-7691
[redacted]

April 16, 2025

Planning & Zoning Commission
City of Dripping Springs
511 Mercer Street
Dripping Springs, TX 78620

Dear Planning & Zoning Commission Members,

We are writing to express our strong support for the Dripping Springs Sports Club's variance request. As a family who is currently building a home in Dripping Springs, we are deeply invested in the future of this community.

We have three children who are all actively involved in sports, and we ourselves regularly attend fitness classes. We often travel far distances for practice, games, or workouts. These long drives create scheduling challenges, increase expenses, and take time away from other important family activities.

A facility like the Dripping Springs Sports Club would be a tremendous asset, not just for our family, but for so many others in similar situations. It would provide convenient access to fitness and recreational opportunities right in our backyard, encouraging healthier lifestyles and reducing the daily stress of commuting for activities.

Beyond the personal convenience, this facility would significantly enhance the quality of life in our growing community. It would offer a safe, supportive, and engaging environment for kids to build confidence and friendships through sports and give adults access to consistent fitness resources without needing to travel far.

This is exactly the kind of thoughtful development that makes a town like Dripping Springs even more desirable for families. We strongly urge you to approve the variance request and help bring this much-needed resource to our community.

Sincerely,
Erika & Eric Fitzgerald

Erika - [redacted]; 512-497-4731

Eric - e[redacted]; 512-565-1714

From: [redacted]
To: Planning
Subject: DSSC/Headwaters East Development Comment
Date: Friday, April 18, 2025 11:52:28 AM

My name is Crystal Faris, and I'm a resident of the Headwaters neighborhood. I wanted to take a moment to share some thoughts and concerns about the proposed Headwaters East / Headwaters II development between Hwy 290 West and Canyonwood Drive, particularly the area behind the new Iron Willow Loop lots.

Many of us have reviewed the plans shared by Oryx Development, and we're feeling uneasy about the scale of the two large retail structures being proposed — one at 130,000 sq. ft. and another two-story building at 120,000 sq. ft., which we understand is planned to house the Dripping Springs Sports Club. From what we've seen in the "Concept B" plan, these buildings would sit less than 500 feet from the backyards of Iron Willow homes — much closer than what most of us expected or would feel comfortable with.

In addition to the proximity, we're concerned about the potential for increased noise and light pollution. While we trust that the development will technically follow Dark Sky guidelines, the reality of a large parking lot with over 1,800 spaces and 300,000+ sq. ft. of commercial activity right next to residential homes is hard to ignore in terms of impact.

We understand and support thoughtful growth in Dripping Springs. It's a great place to live, and we want to see it thrive. But we also believe that this particular part of the plan — especially the placement of the Sports Club and potential big-box retail — doesn't quite align with the character and values that make this area special. Dripping Springs has always stood out because of its respect for the Hill Country landscape, its scenic beauty, and its strong sense of community.

A massive development of this scale and height, carved into the hillside just a few hundred feet from family homes, feels out of sync with that spirit. We hope that the city and developers will consider options that allow for growth while still respecting the surrounding neighborhoods and natural environment.

Thanks so much for your time and for listening to the perspective of local residents. We're hopeful that a balanced solution can be found — one that supports progress without compromising the unique charm of Dripping Springs.

Warm regards,
Crystal Faris
Headwaters Resident

Sent from my iPhone

Planning & Zoning Commission
City of Dripping Springs
511 Mercer Street
Dripping Springs, TX 78620

RE: Support for Dripping Springs Sports Club Variance Request

Dear Planning & Zoning Commission Members,
As a Dripping Springs resident, I support the Dripping Springs Sports Club's variance request to develop a 160,000 sq facility. We are behind other communities in our development of sports facilities beyond what is provided by DSISD.

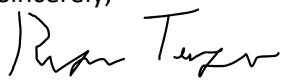
I work with DSYSA sports and we consistently run into shortages renting facilities from DSISD. We need additional facilities to offer competitive sports options for our youth and community.

A comprehensive sports facility in Dripping Springs would:

- Eliminate long commutes for hundreds of local families
- Keep spending within our local economy
- Create jobs for Dripping Springs residents
- Enhance youth athletic options in the community

The proposed 160,000 sq is necessary to accommodate the variety of courts, fitness areas, and amenities our growing community needs. A smaller facility would not adequately serve Dripping Springs families. I urge you to approve this variance request for the benefit of our community.

Sincerely,



Ryan Teague
945 Hog Hollow Rd

From: [redacted]
To: Planning
Cc: [redacted]
Subject: Feedback - Headwaters East Development Plan
Date: Saturday, April 19, 2025 2:35:54 PM

To the Planning Department of Dripping Springs

My name is Andrea Cornelison and I'm a homeowner and resident in the Headwaters neighborhood. I'm reaching out to request that you consider our neighborhood when planning for the Headwaters East/Headwaters II development planned between Headwaters and Canyonwood.

I've reviewed the proposal from Oryx Development and have serious concerns about the scale and placement of the two planned retail spaces—one single-story at 130,000 sq. ft. and a two-story, 120,000 sq. ft. building currently slated for the Dripping Springs Sports Club. Based on the "Concept B" plan, these massive buildings would sit less than 500 feet from backyards on Iron Willow—far too close for comfort.

In addition to the proximity, I'm deeply concerned about the noise and light pollution this project will bring. Even with Dark Sky compliance, an 1,800+ space parking lot and over 300,000 sq. ft. of development will inevitably impact nearby homes and the natural environment.

I fully support thoughtful growth for Dripping Springs, but placing a large sports complex and potential big-box retail so close to established neighborhoods like Headwaters and Canyonwood feels incompatible with the character of the Hill Country. Dripping Springs is special because it values its landscape, quiet beauty, and the people who call it home.

I urge the city and developers to consider alternative solutions that respect the needs of both new projects and the neighbors who will be directly affected.

Thank you for your time and attention.

Andrea Cornelison
Moonlit Stream Pass
Dripping Springs, TX

From: [redacted]
To: Planning
Subject: Hello! Headwaters - Oryx Development
Date: Friday, April 18, 2025 1:40:10 PM

Hi there,

My name is Alexa Crawford, and I'm a homeowner in the Headwaters community. I'm reaching out to share some real concerns about the proposed Headwaters East / Headwaters II development—specifically the portion planned between Hwy 290 West and Canyonwood Drive, just behind the new homes on Iron Willow Loop.

After reviewing Oryx Development's proposal, I was surprised and concerned by the size and location of the two retail buildings being proposed—a 130,000-square-foot, single-story structure and a 120,000-square-foot, two-story building, currently intended to house the Dripping Springs Sports Club. According to the "Concept B" plan, these buildings would sit **less** than 500 feet from the backyards of Iron Willow homes. That feels uncomfortably close for development of this scale, especially in a neighborhood setting. Is this an oversight?

In addition to the proximity, there's a broader sense of unease among many of us about the ripple effects—things like increased noise, traffic, and lighting. While we appreciate that Dark Sky guidelines will likely be followed, the idea of an 1,800+ space parking lot and over 300,000 square feet of retail and dining space in such close range to existing homes raises some serious questions about long-term livability and environmental impact.

We fully support thoughtful growth and want to see Dripping Springs continue to thrive—but this particular proposal, especially with the inclusion of the DSSC and possibly a major retail anchor, feels like it could significantly alter the character of our community.

I hope that city officials and the development team will take the time to revisit this plan and consider the long-term effects on surrounding neighborhoods. Dripping Springs is so special because it's managed to grow while still preserving its natural beauty and Hill Country charm—we'd love to see that thoughtful balance maintained here as well.

Warmly,

Alexa Crawford

239-823-6046

From: [redacted]
To: Tory Carpenter; Bill Foulds; Planning
Subject: Opposition to Proposed Big Box Retail Development at Headwaters East
Date: Monday, April 14, 2025 9:24:45 PM

Subject: Opposition to Proposed Big Box Retail Development at Headwaters East

To the Dripping Springs Planning and Development Department,

I am writing to express my deep concern and opposition regarding the proposed development of a large retail store on the Headwaters East parcel near the entrance to our neighborhood.

The proposed site is situated on one of the highest hills in the area, and the current design not only places a massive structure in a highly visible location, but also requires leveling the hill entirely. This kind of development is directly at odds with the City's stated priority in its Comprehensive Plan to:

"Manage growth and development while prioritizing the preservation of the Hill Country character and the community's sense of place."

Additionally, the noise, light pollution, and visual impact of a store of this size—especially with overnight operations and extensive parking infrastructure—would have a serious negative effect on the quality of life and property values for nearby residents. Other communities with similar developments have experienced significant disruptions when such buildings back directly onto homes.

There are alternative locations within Dripping Springs that would be more appropriate and less disruptive—places that do not require drastic topographical changes or put commercial operations directly in residents' backyards.

It is also my understanding that this building will require a variance to move forward. I urge the City to consider this request with caution and prioritize the long-term vision and well-being of the community over short-term development goals.

I respectfully ask the City and Oryx Development to pursue responsible growth that aligns with Dripping Springs' values and the expectations of its residents. Please consider alternate designs or locations that better preserve the natural beauty, quiet, and community character that brought so many of us to this area in the first place.

Thank you for your time and consideration.

Sincerely,
Kalyan Vaka
391 Moonlit Stream Pass, Dripping Springs TX
[redacted]

Kalyan

From: [redacted]
To: Planning
Date:Wednesday, April 16, 2025 7:57:31 PM
Subject: RE: Support for Dripping Springs Sports Club Variance Request

Dear Planning & Zoning Commission Members,

I am writing to express my strong support for the development of Dripping Springs Sports Club in Dripping Springs, Texas. As our community continues to grow, there is an increasingly urgent need for additional training and athletic spaces—particularly for youth sports such as volleyball and basketball.

Currently, Dripping Springs and Austin lack adequate indoor sports training facilities. Local families are often forced to travel long distances or compete for limited time slots in overcrowded gyms, hindering the athletic development and opportunities available to our children. A new gym would help fill this gap by providing a dedicated space for training, practices, camps, and competitive events, all of which are essential to fostering youth participation, discipline, teamwork, and long-term community wellness.

This facility would not only support the physical and social development of young athletes but would also serve as a vital community hub for families, coaches, and local sports organizations. It represents a critical investment in our youth and the future of Dripping Springs.

Thank you for your consideration and for supporting initiatives that elevate opportunities for our children.

Best,
Michelle

TREC Information About Brokerage Services
TREC Consumer Protection Notice

From: [redacted]
To: Planning; drew@drippingsportsclub.com
Subject: RE: Support for Dripping Springs Sports Club Variance Request
Date: Wednesday, April 16, 2025 4:18:39 PM

Dear Planning & Zoning Commission Members,

As a Dripping Springs resident of 4 years, we moved here from Houston with the intent to stay within our community for all activities, that has not played out as we had hoped. We have 2 daughters and spend hours in a car weekly getting them to practices in Bee Cave, West Lake, and occasional trips to Round Rock. We are leaving our community 3-4 times a week. There have been several times when the girls have had to leave after school practices early to get to there select sports practice on time. This can all be solves by allowing this variance request.

We strongly support the Dripping
Springs Sports Club's variance request to develop a 160,000 sq ft facility.
This facility would allow for much needed practice facilities in the area.
A comprehensive sports facility in Dripping Springs would:
- Eliminate long commutes for hundreds of local families
- Keep spending within our local economy
- Create jobs for Dripping Springs residents/Student
- Reduce traffic on Highway 290

The proposed 160,000 sq ft is necessary to accommodate the variety of courts, fitness areas, and amenities our growing community needs. A smaller facility would not adequately serve Dripping
Springs families.
I urge you to approve this variance request for the benefit of our community.

Thank you for your time,
John and Sandra Taylor
Sent from my iPhone

From: [redacted]
To: Planning
Date: Thursday, April 17, 2025 9:11:52 PM

My name is Deborah Wallace and I live at 347 Dayridge Dr. here in Dripping Springs.

I'm writing to you in support of the Dripping Springs Sports Club as I believe the facilities and amenities that they will offer the community are desperately needed.

I fully support the approval for this club being built and support their current plans for the facility design.

From: [redacted]
To: Planning
Subject: Support for dripping springs sports club variance request
Date: Wednesday, April 16, 2025 6:53:06 PM

Dear Planning & Zoning Commission Members,

As a long time Dripping Springs resident and parent of four active children, I strongly support the Dripping Springs Sports Club's variance request to develop a 160,000 sq ft facility.

For years my family has been driving for extended periods of time to attend their extracurricular activities, practices, games and tournaments. None of those, however, are in the city of Dripping Springs. This new facility would be a huge benefit for the community of Dripping Springs. I strongly believe this development would be essential with the growth that is happening to our community. I believe the following would have long term benefits for our city and community.

- Eliminate long commutes for hundreds of local families
- Keep spending within our local economy
- Create jobs for Dripping Springs residents
- Reduce traffic on Highway 290

The proposed 160,000 sq ft is necessary to accommodate the variety of courts, fitness areas, and amenities our growing community needs. A smaller facility would not adequately serve Dripping Springs families.

I would urge you to approve this variance request for the benefit of our community.

Sincerely,

Katie Mattioda

From: [redacted]
To: Planning
Cc: drew@drippingsportsclub.com
Subject: Support Letter for Dripping Sports Club
Date: Wednesday, April 16, 2025 3:51:03 PM

Dear Members of the Dripping Springs City Council,

I am writing to express my strong support for the proposed Dripping Sports Club project. As a local resident and active member of the Dripping Springs community, I believe this initiative would meet a vital need for our families and youth.

Currently, there is a significant lack of accessible, high-quality sports and recreational facilities in our area. Families are routinely driving 30 to 60 minutes to Austin or Bee Cave just to access volleyball leagues, basketball courts, pickleball games, fitness classes, and wellness activities. These drives not only strain schedules but also limit many families from participating altogether due to time, cost, or safety concerns. That is tens or hundreds of hours of cumulative wasted time driving in the car and clogging up the roads around Dripping and neighboring cities rather than actually getting healthy

Dripping Sports Club would provide an incredible local solution — a dedicated space for volleyball, basketball, and pickleball, as well as fitness and wellness programs, and even an adventure park. This vision supports our physical health, mental well-being, and the kind of active, family-friendly lifestyle that makes Dripping Springs such a desirable place to live.

As a community member based out of Belterra, I have personally experienced the difficulty of finding consistent opportunities for sports and adult fitness close to home.

Beyond recreation, this project would become a vital community hub — a place where kids build teamwork, parents find support, and neighbors connect in healthy, meaningful ways.

I urge the City Council to support this project and any associated expansion. Dripping Springs needs this, and our families deserve it.

Thank you for your time and consideration.

Graham J Westbrook

April 15, 2025
Planning & Zoning Commission
City of Dripping Springs
511 Mercer Street
Dripping Springs, TX 78620

RE: Support for Dripping Springs Sports Club Variance Request

Dear Members of the Planning & Zoning Commission,

As a fellow resident of Dripping Springs and a parent of 4 school-aged kids, I'm writing to voice my enthusiastic support for the Dripping Springs Sports Club's request for a variance to move forward with their proposed 160,000 sq ft facility.

Like many families in the area, we often find ourselves driving well outside of town—to Bee Cave, Buda, and beyond—for our kids to participate in sports like indoor volleyball, sand volleyball, and basketball. These trips add up to hours on the road each week, and it's exhausting for both parents and kids, especially on school nights.

Having a fully equipped sports complex right here in Dripping Springs would be a game-changer. It would:

- Greatly cut down on commute times for countless local families
- Provide new employment opportunities for our kids & locals
- Lighten the load on Highway 290 traffic

The proposed size of the facility is appropriate and necessary to meet the diverse needs of our growing population. Anything smaller simply wouldn't be able to provide the variety of programs and space that families here truly need.

Please consider approving this variance—it's an investment in the well-being, health, and future of Dripping Springs.

Thank you for your time and dedication.

Sincerely,

Matt Hugo

417 S Canyonwood

Dripping Springs, TX 78620

[redacted]

832-725-5848

From: [redacted]
To: Planning
Subject: Variance request for DSSC
Date: Wednesday, April 16, 2025 6:18:22 PM

Dear Planning & Zoning Commission Members,

As a Dripping Springs resident and parent of two active young kids, I strongly support the Dripping Springs Sports Club's variance request to develop their 160,000 SF facility. The variety of courts, fitness areas, and multiple amenities are exactly what our community needs.

I have coached many of my son's sports teams and we have often had to drive to Bee Cave or other surrounding areas because Dripping Springs isn't yet able to accommodate our needs. With the rapid growth of our community, this need only increases. I would love to see Drip have the same success that our neighboring communities have had by building this type of facility.

A comprehensive sports facility in Dripping Springs would:

- Provide space and accommodations for various youth sports
- Create more jobs for our residents
- Eliminate long commutes to other facilities
- Keep spending within our local economy
- Reduce traffic on 290

Please consider approving this variance request for the betterment of our growing community.

Sincerely,

Travis Reynolds
Belterra Resident
[redacted]
(469) 853-3299

From: Rene Sandoval
To: Planning
Cc: Drew Rose
Subject: DSSC Variance Increase Request
Date: Wednesday, April 16, 2025 10:05:38 AM

Requesting your consideration to increase the variance limit to 160 sqft needed for the future site of DSSC. This state of the art facility will bring volleyball, basketball & pickleball courts, fitness and wellness and an adventure park to Dripping Springs.

There is nothing like this in the local area and would add a huge benefit to the local community. An establishment for all ages to gather, celebrate and share in future memories. A place to heal, strengthen and monitor future athletes.

This facility only brings benefits to our community, is absolutely need.

Please approve the variance increase as we within the community support, trust and welcome this new adventure.

r/
René Sandoval

From: Mike Bingham
To: Planning
Date: Wednesday, April 16, 2025 1:12:13 PM

Dear Planning & Zoning Commission Members,

As a Dripping Springs resident and widowed single parent of two active children, I strongly support the Dripping Springs Sports Club's request to develop a 160,000 sq ft facility.

My family currently drives to several facilities in different areas of town for sports, fitness and activities. The existing facilities are inadequate and do not reflect the community needs or the demand. A comprehensive sports facility in Dripping Springs could reduce commutes for hundreds of local families and keep spending within our local economy, while creating jobs and providing a centralized hub for the community to engage in family activities.

I urge you to approve this variance request for the benefit of our community.

Sincerely,

Mike Bingham

From: Jennifer Moreno
Subject: Oryx proposal to build adjacent to Headwaters
Date: Thursday, April 10, 2025 10:25:59 AM

Hi,

As a resident of the Headwaters community, I'm writing to voice concern about the potential plans by Onyx to build a large store adjacent to the Headwaters East parcel <https://oryxdevelopment.com/downloads/headwaters-east.pdf?fbclid=IwY2xjawJjnfZleHRuA2FlbQIxMAABHliby3YtsEypxmyBcgrHsFTILDfg3-RbOI18ms_kOUJ3Mk4fm7uDVJwh8k8N_aem_Akw0Yw39jzDuxftI6TCHXw> at the front of the Headwaters development. What was once designed as smaller office buildings on the edge of the future "Station at Headwaters" is now potentially going to be a big box store that backs up directly to the houses on Iron Willow Loop.

My biggest concern for our community (and the city) is the light pollution and nighttime noise from operations. This is a "dark sky community" and this development would be a direct contradiction to that idea.

The designed development does not align with the first priority of the City's Comprehensive Plan: "Community Character - Manage growth and development while prioritizing the preservation of the Hill Country character and the community's sense of place."

It would be a detriment to the quality of life we all moved here for.

We hope you consider halting the plans of developing such a large store, especially one that operates at night.

Thank you,
Jennifer

Jennifer Moreno
972-567-3576
Moonlit Stream Pass, Dripping Springs, TX 78620

From: Harsh Singh
To: Planning
Subject: Proposed Phase 2 for HW Commercial Development
Date: Friday, April 18, 2025 5:55:52 PM

To whom it may concern,

My name is Harsh Singh, a resident in the Headwaters neighborhood. I wanted to reach out to the city with some concerns regarding the Headwaters East / Headwaters II development that's planned between Hwy. 290 West and Canyonwood Dr., backing up against the new Iron Willow Lp. lots in Headwaters.

We have seen the proposal from Oryx Development and have significant concerns regarding the size of the two proposed retail spaces (130,000 sq.ft. single story and 120,000 sq.ft. two story currently slated to contain the Dripping Springs Sports Club). Based on the "Concept B" plan we've seen, it appears these massive retail spaces will be <500' from the backyards of houses built on Iron Willow - wildly closer than anyone would reasonably be comfortable with. Beyond the planned proximity to new construction homes in the neighborhood, we have significant concerns regarding noise pollution and light pollution. While we're sure Oryx will comply with the letter of the law regarding Dark Sky compliance, there's no escaping the environmental impact of an 1800+ space parking lot (which will mostly be empty most of the time) and 300,000+ sq.ft. of retail and restaurant space a mere stone's throw from neighbors' backyards.

We understand that growth is necessary - desirable, even - and want to see the city continue to move forward and improve, but we believe the proposed location of the Dripping Springs Sports Club is untenable for neighbors in Headwaters and Canyonwood.

We hope that the city will hear our voices and take into consideration the impact that this development will have on residents, both present and future. Not just with DSSC, but with a potential big-box retail space in the same development. What makes Dripping Springs unique is its commitment to respecting the spirit of the Hill Country, which is why many of us have moved out here. Preserving the landscape, hills, and beautiful sightlines - growing with the environment around us.

A massive big-box retail space and two-story sports complex being carved out of the hillside just a few hundred feet from people's backyards feels like a violation of the ethos of Dripping Springs. We hope that the city and developers will be amenable to finding a solution that's right for all parties involved, including the neighbors that will be directly affected by this development.

Thank you for your time and consideration!

Harsh Singh
C: 510-691-4360

From: Aimee Reynolds
To: Planning
Cc: drew@drippingsportsclub.com
Subject: Proposed Variance Request for DSSC
Date: Wednesday, April 16, 2025 6:21:30 PM

Dear Planning & Zoning Commission Members,

As a Dripping Springs resident and busy parent of two young kids who are fully immersed and active in the community, I strongly support the Dripping Springs Sports Club's variance request to develop their 160,000 SF facility. I believe their proposed square footage is necessary to accommodate the various sport courts, fitness areas, and multiple amenities that DSSC will offer.

My family and so many others would benefit greatly by having a facility like DSSC in our community. I have had to drive to Westlake, Bee Cave, and Lakeway for years for various sports and supplemental sport-related classes for both of my kids.

Additionally, in the 9 years we've lived here, I have volunteered as a Girl Scout leader, a DSYSA coach and a member of the DSYSA Cheer Board. The common issue among every organization was always location and the lack of options for meetings, practices, and fundraising events. This need only increases with the continuous and rapid growth in our community.

A comprehensive sports facility in Dripping Springs would:

* Allow location opportunities for local volunteer-based organizations
* Create more jobs for Dripping Springs residents
* Provide a safe place for residents of all ages to improve their health and wellness
* Encourage more family time
* Keep spending within Dripping Springs vs. surrounding areas
* Reduce traffic on 290 by limiting the need to travel to surrounding communities

Please consider approving this variance request for the betterment of our growing community.

Sincerely,

Aimee Reynolds

Belterra Resident

[redacted]

(214) 364-5637

From: Holly Newman
To: Planning
Cc: Drew Rose
Subject: RE: Support for Dripping Springs Sports Club Variance Request
Date: Wednesday, April 16, 2025 11:24:12 PM

Dear Planning and Zoning Commision Members,

I'm writing to support the variance needed for the Dripping Springs Sports Club Variance Request for a 160,000 sq. ft. facility.

As a resident of DSISD with four children, during the busiest sports seasons, my family spends 2-3 nights a week and each weekend driving to Lakeway, Round Rock, South Austin, and beyond to allow them to participate in competitive youth programs and utilize other recreational facilities for practices, training and games.

There are not enough facilities in the Dripping Springs area to accommodate our kids and community's current and future recreational needs. Due to the lack of infrastructure and facilities, we are forced to drive and look elsewhere for programming not currently provided in our area.

Having a local facility of this size and caliber would positively impact our community:

* Keeping families and their business/support in Dripping Springs
* More quality time with our families rather than in traffic
* Allowing for additional programming currently not available, like in neighboring towns with Hill Country Indoor, Westlake Athletic Center, St. Michael's Academy, Lifetime Fitness, etc., we do not have this type of offering in Dripping Springs - that is family and youth-centered.
* Allowing for a healthy space for our children and families to grow, play and stay healthy together - we need more spaces for our kids, youth and young adults to have a healthy environment in which to grow and find community.

I urge you to allow the variance for the 160,000 sq. ft. facility to further enrich the community of Dripping Springs and continue to build upon our city's incredible foundation.

If you have any questions, please contact me directly.

Sincerely,
Holly Newman
578 Stone River Drive
Austin, TX 78737
281-881-9967

From: [redacted]
To: Planning
Subject: Concerns About VAR2025-002 - Dripping Springs Sports Club Proposal
Date: Friday, May 9, 2025 8:10:10 PM

Dear Planning Department,

I am Lori Cable, residing at 203 Tierra Trail, Dripping Springs, TX 78720, in the Headwaters community. I am writing to express my apprehension regarding the proposed Headwaters East/Headwaters II development, specifically the Dripping Springs Sports Club, located between Hwy. 290 West and Canyonwood Dr., near the new Iron Willow Loop lots.

The proposal by Oryx Development includes two large retail structures—a 130,000 sq.ft. single-story building and a 160,000 sq.ft. two-story facility intended for the Sports Club. According to the "Concept B" plan, these structures would be approximately 300 feet from the backyards of homes on Iron Willow Loop, an uncomfortably close distance for residents.

My primary concerns include the potential for significant noise and light pollution. While I trust Oryx Development will adhere to Dark Sky regulations, the sheer scale of the project—over 300,000 sq.ft. of retail and restaurant space paired with an 1,800+ space parking lot—will inevitably impact the surrounding environment. This proximity to residential areas threatens the tranquility and aesthetic that define our community.

I support responsible growth in Dripping Springs and value the city's progress. However, the current location and scale of the proposed Sports Club, alongside the potential for a big-box retail space, seem incompatible with the needs of Headwaters and Canyonwood residents. The Hill Country's unique charm lies in its preserved landscapes, rolling hills, and thoughtful integration with the natural environment. A large-scale retail and sports complex carved into the hillside so close to homes feels counter to this ethos.

I urge the city to consider the long-term impact of this development on current and future residents. I respectfully request that the Planning Department work with developers to explore alternative solutions that balance growth with the well-being of the community, ensuring Dripping Springs remains a place where development respects its natural and cultural heritage.

Thank you for your attention to this matter and for considering the concerns of local residents.

Sincerely,

Lori Cable
203 Tierra Trail
Dripping Springs, TX 78720

Lori Cable
NMLS # 1417699
310.614.4135

From: [redacted]
To: Planning
Subject: Opposition Comment Regarding VAR2025-002 - Dripping Springs Sports Club
Date: Thursday, May 8, 2025 3:27:23 PM

To whom it may concern,

My name is Caroline Agrawal. I am a resident in the Headwaters neighborhood. I wanted to reach out to the city with some concerns regarding the Headwaters East / Headwaters II development that's planned between Hwy. 290 West and Canyonwood Dr., backing up against the new Iron Willow Lp. lots in Headwaters.

I have seen the proposal from Oryx Development and have significant concerns regarding the size of the two proposed retail spaces (130,000 sq.ft. single story and 160,000 sq.ft. two story currently slated to contain the Dripping Springs Sports Club). Based on the "Concept B" plan we've seen, it appears these massive retail spaces will be ~300' from the backyards of houses built on Iron Willow - wildly closer than anyone would reasonably be comfortable with. Beyond the planned proximity to new construction homes in the neighborhood, we have significant concerns regarding noise pollution and light pollution.

While we're sure Oryx will comply with the letter of the law regarding Dark Sky compliance, there's no escaping the environmental impact of an 1800+ space parking lot and 300,000+ sq.ft. of retail and restaurant space a mere stone's throw from neighbors' backyards. We understand that growth is necessary - desirable, even - and want to see the city continue to move forward and improve, but we believe the proposed location of the Dripping Springs Sports Club is untenable for neighbors in Headwaters and Canyonwood. We hope that the city will hear our voices and take into consideration the impact that this development will have on residents, both present and future. Not just with DSSC, but with a potential big-box retail space in the same development.

What makes Dripping Springs unique is its commitment to respecting the spirit of the Hill Country. Preserving the landscape, hills, and beautiful sightlines - growing with the environment around us. A massive big-box retail space and two-story sports complex being carved out of the hillside just a few hundred feet from people's backyards feels like a violation of the ethos of Dripping Springs. We hope that the city and developers will be amenable to finding a solution that's right for all parties involved, including the neighbors that will be directly affected by this development.

Thank you for your time and consideration!

Caroline Agrawal
512-968-8118

From: [redacted]
To: Planning
Subject: Opposition Comment Regarding VAR2025-002 - Dripping Springs Sports Club
Date: Thursday, May 8, 2025 9:26:01 AM

Hello,

My name is Joe Anna Haydon, and I am a resident in the Headwaters neighborhood. I am reaching out to the city with some concerns regarding the Headwaters East / Headwaters II development.

We in the community have seen the proposal from Oryx Development and have significant concerns regarding the size of the two proposed retail spaces.

Based on the "Concept B" plan, these retail spaces will be 300' from the backyards of houses built on Iron Willow. Beyond the planned proximity to new construction homes in the neighborhood, we have concerns regarding noise and light pollution.

Surely Oryx will comply with the letter of the law regarding Dark Sky compliance, but there is no escaping the environmental impact of an 1800+ space parking lot and 300,000+ sq.ft. of retail and restaurant space a mere stone's throw from neighbors' backyards.

Growth is necessary and I want to see the city continue to move forward and improve; however, we believe the proposed location of the Dripping Springs Sports Club is untenable for neighbors in Headwaters and Canyonwood.

We hope the city will hear our voices and consider the impact this development will have on residents, present and future. What makes Dripping Springs unique is its commitment to respecting the spirit of the Hill Country.

A two-story sports complex carved into the hillside a few hundred feet from people's backyards feels like a violation. We hope the city and developers will be amenable to finding a solution that works favorably for all parties involved, including the neighbors directly affected by this development.

Thank you for your time and consideration!

Kindest regards,
Joe Anna Haydon

From: [redacted]
To: Planning
Subject: Opposition Comment Regarding VAR2025-002 - Dripping Springs Sports Club
Date: Friday, May 9, 2025 9:49:53 PM

To whom it may concern,

My name is Claire Tran, a resident in the Headwaters neighborhood. I wanted to state my concern with the variance application for the Dripping Springs Sports Club. The proposed 160,000 square foot two-story space (which is listed as 200,000 square feet on its website drippingsports.com) carves out hillside and creates an imposing structure that does not respect the spirit of Dripping Springs.

Although not part of this variance application, it is important to consider this variance along with the Concept B from Oryx Development which proposes an adjacent single story retail space of 130,000 square feet. The combined 1,800+ space parking lot and 300,000+ square foot of retail space will create a sterile commercial area out of line with Dripping Springs' commitment to preserve the landscape, hills and beautiful sightlines of the Hill Country. The sports center could be designed within the allowed 100,000 square feet and still provide the stated benefits to the community. Exceeding allowed building size also creates greater noise and light pollution, negatively impacting our Dark Sky community and the well-being of the Headwaters and Canyonwood residents in close proximity to the retail spaces. Allowing the area to be over developed will push the gateway into the Hill Country further west and make Dripping Springs feel like Austin's shopping exurb.

I hope that the city and developers will be amenable to finding a solution that is within the currently permitted square footage.

Thank you for your time and consideration!

Regards,
Claire

From: [redacted]
To: Planning
Subject: Opposition to VAR2025-002 DS Sports Club
Date: Thursday, May 8, 2025 11:14:17 AM

Good morning,

My name is Kelsey Payne and I am both a current resident of Headwaters, as well as a future resident of the newest section of Headwaters which will back up to the proposed Dripping Springs Sports Club. I wanted to reach out with concerns about that development project be planned between Hwy 290 West and Canyonwood Dr, which will back up against the new Headwaters lots on Iron Willow Loop.

I have seen the proposal from Oryx Development and have significant concerns regarding the size of the two proposed retail spaces (130,000 sq ft single story + 160,000 sq ft two story). Based on the "Concept B" plan, it appears these massive spaces will be approximately 300 feet from the backyards of our houses going onto Iron Willow. This is wildly closer than anyone would reasonably be comfortable with. Beyond the planned proximity to our new construction homes in Headwaters, I am also concerned with noise and light pollution. While Oryx will certainly comply with the letter of the law for the Dark Sky ordinance, there is no escaping the environmental impact of an 1800+ space parking lot and a 300,000+ sq ft retain/commercial/restaurant space - all a mere stone's throw away from our backyards.

To be clear - I support having a sports club there. It's a family friendly, health-oriented, value-add feature to Dripping Springs. But the location and proximity to houses is untenable. **I hope the city will listen to feedback and NOT grant the variance requested, but restrict the club to a more reasonable size.**

Thank you for your time and consideration,

--
Kelsey Payne
[redacted]
737-308-2629

From: [redacted]
To: Planning
Subject: Upcoming variance request - recommendation for VAR2025-002, Dripping Springs Sports Club
Date: Monday, May 26, 2025 8:46:35 PM

Hello,

I'm writing in SUPPORT of the upcoming variance request for the 160,000 Sq Ft two story retail space- Dripping Springs Sports Club, within Headwaters.

This space is desperately needed and the facility will bring a tremendous amount of excitement and energy to the area, leading to elevated sales and success at all the retail spaces nearby.

I'm a resident within Headwaters, and while many may oppose the structure, the pros certainly outweigh the cons, and I'm very confident the space will serve the Dripping Springs community well for many years to come.

Please take this as a strong vote of support for the variance and construction of the club.

Thank you-
David & Martha Coraggio
249 Townes Court
Dripping Springs, TX, 78620

From: [redacted]
To: Planning
Subject: Support Comment: VAR2025-002 DS Sports Club
Date: Tuesday, May 27, 2025 7:31:46 AM

To Whom It May Concern-

I am a current homeowner in Headwaters and would like to express my **support for the proposed variance to enable the construction of DS Sports Club**. I have no relationship, financial or otherwise, to the proposed business.

I certainly have concerns about future development in general, and I suspect those concerns are similar to those opposed to this specific variance. However, I also recognize that growth is unavoidable and if implemented in a sustainable and thoughtful way, it can preserve the charm of this great area while also continuing to support local investment and enjoyable experiences.

Given the nature of the proposed business and the benefits it will bring to the community, a variance seems reasonable in this context.

Respectfully,

Adam Lindemuth

From: [redacted]
To: Planning
Subject: Vote NO on the variance for DSSC
Date: Tuesday, May 27, 2025 9:57:59 PM

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

• DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

• Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please

deny this variance - or grant a further postponement - so the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Donna Beckley
605 Bending Oak Dr (Sunset Canyon Resident)
703-473-2424

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Wednesday, May 28, 2025 1:15:32 PM

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

• DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

• Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents.

For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement - so the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Bill & Patty Rodriguez
701 N. Canyonwood Dr. Dripping Springs, TX 78620
[redacted]
512-806-3560

From: [redacted]
To: Planning
Subject: Letter of Support - Dripping Springs Sports Club
Date: Wednesday, May 28, 2025 2:42:22 PM

To the Dripping Springs City Council,

My name is Kent Broom, I'm 27 years old and I live in Dripping Springs with my wife, Shelby. As a young married couple, we're building our life and future here—and one major gap we've experienced is access to high-quality fitness and sports facilities for ourselves and our future family.

Currently, we have to drive 15 minutes each way to Belterra just to work out at Gold's Gym. This daily commute isn't sustainable, and the local options within Dripping Springs simply don't meet the needs of younger families. The YMCA, while appreciated, lacks the space, modern equipment, and energy that an ideal family-oriented fitness center should provide.

That's why we are incredibly excited about the Dripping Springs Sports Club. This is exactly the kind of one-stop facility our community needs—a place that brings people together through fitness, sports, and fellowship. In talking with many of our neighbors, specifically growing families and young adults, in Big Sky Ranch, we've found overwhelming support and shared excitement about this project.

Approving the variance to allow the full vision of the club to come to life would be a huge step forward for the entire Dripping Springs community. It's more than a building in our minds—it's an investment in the health, connection, and quality of life for current and future families in Dripping Springs and Hays County.

Thank you for your consideration.

Sincerely,

Kent Broom

Dripping Springs Resident

370 Sue Peaks Loop, Dripping Springs, TX 78620

From: [redacted]
To: Planning; Bill Foulds; Taline Manassian; Sherrie Parks; Travis Crow; Geoffrey Tahuahua; wking@cityofdrippingspeings.com
Subject: DSSC Variance Request- OPPOSITION!
Date: Wednesday, May 28, 2025 4:50:26 PM

Dear Mayor and City Council Members,

I respectfully urge you to DENY - or at the very least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - **twice** the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building **sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.**

Light and noise pollution

• DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is **inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous** light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact :

Water water water water water!!!!!!!!

Dripping Springs and the Sunset Canyon neighborhood are under **extreme drought conditions. Most of the sunset canyon homes rely on well water and or have experienced their wells drying up.**
Approving such a massive scale development is complete and otter negligence on the city and county with no regard to the existing communities.

• Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

• If we grant an exception to the limit here - limits that were designed to prevent exactly this

scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances.

Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, **please deny this variance** - or grant a further postponement - so the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Sarah Eisenstadt

510 Terrace canyon Drive

Dripping Springs, TX 78629

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Wednesday, May 28, 2025 5:15:38 PM

Subject: Opposition to DSSC Variance Request

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

• DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

• Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council’s recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement - so the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,
Elaine Casados
607 Bending Oak Drive
Dripping Springs, TX. 78620
775 771-8951

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Wednesday, May 28, 2025 5:33:12 PM

Dear Mayor and City Council Members,

My name is Alie Cline, and I have lived in Sunset Canyon North since 2021. My husband and I moved here from Austin because we love the semi-rural yet close-knit community of Dripping Springs. Our property is truly our dream home - but the tranquility that we have enjoyed the past four years is being threatened by the Dripping Springs Sports Club variance request.

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

1. Extraordinary scale and proximity

At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

2. Light and noise pollution

DSSC’s design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

3. Environmental impact

Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

4. Dangerous precedent

If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq.

ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement - so the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter. Please help us preserve the character and small town feeling that has drawn so many to our wonderful community.

Sincerely,

Alie Cline
1042 Windmill Dr
Dripping Springs, TX 78620
703-203-6291

From: [redacted]
To: Planning
Subject: Opposition of DSSC variance
Date: Wednesday, May 28, 2025 5:50:54 PM

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

• DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

• Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Best,
Cheynne Hennessy
Dripping Springs, 78620

239.878.0440

Sent from my iPhone

Sent from my iPhone

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Wednesday, May 28, 2025 6:11:03 PM

Dear Mayor and City Council Members,

Thank you for your attention to the proposed variance for the Dripping Springs Sports Club (DSSC) in the Headwaters PDD6 zoning district. I am writing to respectfully request that you deny, or at minimum, further postpone the approval of this variance, which would permit a 160,000 sq. ft. structure.

As you know, the PDD6 district was previously granted an exception allowing structures up to 100,000 sq. ft., already double the city's standard limit. The current request for an additional 60,000 sq. ft. has come as a surprise to the residents of Headwaters and Sunset Canyon, particularly given the significant size already permitted.

I urge you to consider the following key concerns in your decision:

Scale and Proximity: The proposed 160,000 sq. ft. DSSC, with a 65,000 sq. ft. footprint, would be comparable in size to major retailers like Home Depot (120,000 sq. ft.) and substantially larger than HEB (70,000 sq. ft.). Unlike these commercial anchors, this large-scale building is planned for a location immediately adjacent to homes in Headwaters and Sunset Canyon, situated on a 1,300 ft. hill in close proximity to residents' backyards.

Light and Noise Pollution: The current design for DSSC includes approximately 1,000 parking spaces, which inherently means a significant amount of lighting, even before potential future expansion. An 8' wooden fence is unlikely to adequately screen a three-story, 50-foot tall building. Residents anticipate noise issues echoing across the hillside, as well as considerable light intrusion from the parking areas, outdoor courts, and the building itself. While Dark Sky compliance is a positive step, it alone may not prevent disruptive light trespass, and the proposed screening appears insufficient.

Environmental Impact: The plans indicate that only 10 of the over 600 native trees surveyed will be preserved. This minimal landscaping does not align with the desire to maintain the character of Dripping Springs. DSSC and Oryx have had the opportunity to meet the updated tree preservation standards but have chosen not to, which raises concerns about their commitment to integrating the facility thoughtfully into the Hill Country environment and surrounding neighborhoods.

Precedent: Granting this exception to existing size limits, which were established to prevent exactly this type of scenario, would set a concerning precedent for future development. If DSSC cannot operate effectively within the 100,000 sq. ft. limit—which was already a substantial variance granted nearly a decade ago—it suggests that the scale of the project may be inappropriate for this location, and a downscaling or relocation should be considered.

We appreciate the Council's recent one-month postponement and the DSSC team's willingness to address basic city requirements. However, the measures taken to date do not adequately address the concerns of nearby residents. For the sake of our community's health, safety, and

preservation, I respectfully request that you deny this variance. Alternatively, a further postponement would allow essential stakeholders the opportunity to develop a plan that appropriately balances city standards with the well-being of the neighboring residents.

Thank you for your time and careful consideration of this important issue.

Sincerely,
Jonathan Thomas
Headwaters Owner and Resident

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Wednesday, May 28, 2025 6:53:22 PM

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

• Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please

deny this variance - or grant a further postponement - so the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Angela Evans
205 N Canyonwood Dr (Sunset Canyon)
512-636-3091
[redacted]

Sent from AT&T Yahoo Mail for iPhone

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Wednesday, May 28, 2025 7:02:00 PM

Dear Mayor and City Council Members,

I am a resident of the City of Dripping Springs. I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Environmental impact

• Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Light and noise pollution

• DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Extraordinary scale and proximity

• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Dangerous precedent

• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient

to protect the Hill Country's character and nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Shubharthi Barua
Headwaters resident

Sent from Yahoo Mail for iPhone

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Wednesday, May 28, 2025 8:04:57 PM

Feel free to make it more personal… I did for the first and last paragraph

My name is Jonathan Laufman and we bought our land in 2020. My wife, family and I moved here because we love the semi-rural yet close-knit community of Dripping Springs. Our property is truly our dream home - but the tranquility that we have enjoyed the past few years is being threatened by the Dripping Springs Sports Club variance request.

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

• DSSC’s design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

• Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter. Please help us preserve the character and small town feeling that has drawn so many to our wonderful community.

Sincerely,
Jonathan Laufman

234 Smoke Tree Cir
Dripping Springs, TX 78620

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Wednesday, May 28, 2025 8:36:13 PM

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

• DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

• Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient

to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Jamie Biel

Sunset Canyon North

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Wednesday, May 28, 2025 9:04:56 PM

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

• DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

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Dangerous precedent

• If we grant an exception to the limit here - limits that were designed to prevent exactly

this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement - so the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Beverly Lingvai
602 Oak Crest Drive
Dripping Springs, TX 78620
[redacted]
812-345-1323
Sent from my iPhone

From: [redacted]
To: Planning
Subject: Development on 290 between Sunset Canyon and Headwaters
Date: Wednesday, May 28, 2025 9:21:40 PM

Please do not give the Sportsplex a variance. It is our understanding their request is asking for a 60% increase and a 1,000 car parking lot.
I was told that it will become a site the size of Home Depot?

Please consider the corner of Canyon Wood and Hwy 290. There is a steep hill so people can't see the cars stopped there. We both know a
teenager is going to do what we had happen at Trautwein. They'll and hit a car they couldn't see and the car will get pushed into Hwy 290 traffic.
Sunset Canyon residents have been complaining for years about how hard it is to get out of Sunset Canyon on Canyon Wood. Add hundreds of
cars. I can't even imagine how that will work.

We are having water problems now. What is a large Sportsplex going to do to improve what is already a big problem? We can't water lawns.
We can't fill swimming pools. We don't have enough water now. The Sports Plex will have lawns, probably showers and probably a swimming
pool? At least that is what I have been told. Where is the water?

Traffic hopefully won't flow into Sunset Canyon itself. But if those folks trying to get in and out of the Sportsplex have half the trouble Sunset
Canyon residents already have, they'll be driving up Canyon Wood Road and trying to find a simpler way in and out. A nightmare in the making.

Congestion? OMG. When we moved here there weren't even stop lights at Canyon Wood, Headwaters, Sunset Canyon Road, Nutty Brown
or the one just East of downtown etc. etc. If this variance passes, how many apartments will follow right there on Hwy 290 on both sides of the
road. They'll claim a right to the same type of variance. Dripping Springs no longer bears any resemblance to the town we moved to. We
would have never moved to what Dripping Springs has become.

Water. Congestion. 35 year old 2 Lane roads for hundreds of people. When is this going to stop? With the expansion of Hwy 290, where is this
going to fit in? Where are those extra lanes going to go? We don't want to become the mess that Round Rock has become. This is The Hill
Country, not part of Austin.

Thank you for your consideration

Roger & Kristina Keats (312-718-3584)
--
Roger A. Keats
[redacted]
847-828-4799 (cell)
1001 Oak Meadow Drive

Dripping Springs, Texas
78620

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Wednesday, May 28, 2025 10:14:46 PM

SUBJECT: Opposition to DSSC Variance Request

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.
Light and noise pollution.

• DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

• Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient

to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,
Kindal Baker
506 Terrace Canyon Dr, Dripping Springs, TX 78620

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Thursday, May 29, 2025 7:47:05 AM

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

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Light and noise pollution

• DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

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Dangerous precedent

• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient

to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement - so the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter. This really is a bad idea and plan. It does not project the image or feeling that Dripping Springs has had to date. It also shoe horns a potentially great facility into a shoebox that will absolutely cause problems in the future.

Please really think this request thru. Thank you again!

Sincerely,

Jim Lingvai
602 Oak Crest Dr, Dripping Springs, Tx 78620
[redacted] / 812-322-0280

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Thursday, May 29, 2025 8:30:50 AM

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

• DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

• Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness

to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Regards

Mike Moody
606 N.Canyonwood Dr
Dripping Springs
Texas
78620

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Thursday, May 29, 2025 10:07:52 AM

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.
Light and noise pollution.

• DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

• Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the

normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council’s recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,
Alex Faris

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Thursday, May 29, 2025 10:08:28 AM

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution.

• DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

• Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods. This character is what sets Dripping Springs and the Hill country apart from the "Austin suburb" sprawl. This change would not be in keeping with the character of this beautiful area.

Dangerous precedent

• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Virginia Kekahuna

443 Dayridge Dr

Dripping Springs, TX 78620

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Thursday, May 29, 2025 10:08:52 AM

Dear Mayor Foulds and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

• DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

• Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Marybeth Hundl
208 N. Canyonwood Drive
Dripping Springs, TX 78620

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Thursday, May 29, 2025 10:52:27 AM

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.
Light and noise pollution.

• DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

• Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

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We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can

develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,
Koji Moy
373 Sage Thrasher Circle, Dripping Springs TX 78620

Sent from Gmail Mobile

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Thursday, May 29, 2025 11:57:35 AM

Date: May 29, 2025
To: planning@cityofdrippingsprings.com

From: Lisa Willson, 104 N. Canyonwood, Dripping Springs 78620

Subject: Opposition to DSSC Variance Request

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

• DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

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Dangerous precedent

• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken

are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Lisa Willson

104 N. Canyonwood, Dripping Springs, TX 78620

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Thursday, May 29, 2025 11:54:40 AM

Date: May 29, 2025
To: planning@cityofdrippingsprings.com

From: Corey Willson, 104 N. Canyonwood, Dripping Springs 78620

Subject: Opposition to DSSC Variance Request

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

• DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

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Dangerous precedent

• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken

are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Corey Willson

104 N. Canyonwood, Dripping Springs, TX 78620

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Thursday, May 29, 2025 11:58:19 AM

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.
Light and noise pollution.

• DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

• Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can

develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,
Andrew Picton
Headwaters

From: [redacted]
To: Planning
Subject: Subject: Opposition to DSSC Variance Request
Date: Thursday, May 29, 2025 12:32:15 PM

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.
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Environmental impact

• Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

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We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Michael Pelak
Headwaters resident
210-844-9699

From: [redacted]
To: Planning
Subject: Opposition to VAR2025-002 Dripping Springs Sports Club
Date: Thursday, May 29, 2025 12:46:45 PM

Good afternoon,

My name is Evan Payne, and I'm a 6th generation Texan, and both a proud current resident of Headwaters and a soon-to-be homeowner in the newest section of our neighborhood, which will back up to the proposed Dripping Springs Sports Club. I wanted to share some thoughts and concerns regarding the development planned between Hwy 290 West and Canyonwood Dr, particularly as it relates to the new Headwaters lots on Iron Willow Loop.

I've had the chance to review Oryx Development's proposal and, while I'm excited about certain aspects of the plan, I do have significant concerns about the size and proximity of the two proposed retail spaces: a 130,000 sq. ft. single-story building and a 160,000 sq. ft. two-story building. From what I can tell in the "Concept B" proposal, these massive structures will be only about 300 feet from the backyards of homes along Iron Willow Loop. That's uncomfortably close, far closer than I imagine most people would feel good about.

In addition to the placement, I'm also concerned about the noise and light pollution the development will inevitably generate. While I truly appreciate that Oryx plans to comply with the Dark Sky ordinance, no one can deny the environmental impact of an 1,800+ space parking lot and a 300,000+ sq. ft. shopping, restaurant, and commercial space just steps from residential backyards. Dramatic changes like this will undoubtedly affect the peace and livability of our community – something I know Dripping Springs values deeply.

That said, I want to be clear: I wholeheartedly support the idea of having a sports club in this area! It's a wonderful, family-friendly amenity that really aligns with the values of our town. However, I believe the scale and location of this current proposal need to be revisited. It is simply too large and too close to homes to work cohesively with the community. I urge the city to listen to feedback from residents and not grant the requested variance. A scaled-down design that maintains harmony with nearby neighborhoods would allow this project to benefit all of Dripping Springs instead of potentially creating tension.

Thank you so much for taking the time to consider this note. I know this project has the potential to be a real asset to our community, and I'm hopeful we can find a solution that works for everyone involved. Please consider the neighbors truly impacted that are NOT residing in other areas of Dripping Springs (or outside the City/ETJ). Please restrict the club to a reasonable size and height for the good of this community, as this action cannot be undone.

Thank you for your time and considering our voices,

Evan Payne
[redacted]
210-685-1022

,

From: [redacted] on behalf of [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Thursday, May 29, 2025 1:21:54 PM

Dear Mayor and City Council Members,

I respectfully urge you to deny approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

• DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

• Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

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We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please

deny this variance - or grant a further postponement - so the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Amy Strittmatter
912 Oak Meadow Drive (Sunset Canyon North)
512-818-6397

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Thursday, May 29, 2025 2:29:22 PM

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards. Light and noise pollution.

• DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

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Dangerous precedent

• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Diana Serrano Diaz
Homeowner at Headwaters

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Thursday, May 29, 2025 2:29:29 PM

Hello City Council Members,

I am writing to express my great concern regarding the approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning.

My primary concern is the proposed large building bringing excess noise pollution to our backyard. I am a Headwaters Resident and healthcare provider. I currently have a 3 month old at home.

There are numerous studies showing even low levels of noise pollution increase resting blood pressure. This is concerning not only for my daughter's future but for myself, my husband, and our neighbors. My daughter should be able to play in the backyard and listen to the nature sounds of birds chirping and trees swaying, not the rumble of a long line of cars coming into a massive development behind us.

A study published in 2023 demonstrates people who live near road traffic are 13% more likely to develop high blood pressure than those who live in quieter areas.
(https://www.health.harvard.edu/heart-health/loud-traffic-noise-may-raise-blood-pressure#:~:text=Long%252Dterm%2520exposure%2520to%2520traffic,Division%2520at%2520%E2%80%A6%2520See%2520Full%2520Bio).
This low-level constant noise exposure also increases the risk of treatment-resistant hypertension.
(https://www.ahajournals.org/doi/10.1161/HYPERTENSIONAHA.121.17708).

I am highly concerned about the increased traffic and road noise the large property would bring, and we specifically moved to Dripping Springs so our daughter would have a more quiet and peaceful upbringing vs being in Austin.

Smaller businesses of course have less traffic and less noise pollution. With the hills in this neighborhood, an increase in traffic noise would be amplified across our backyards.

I urge you to consider blocking this proposal and moving such a large and highly trafficked building to a less residential part of town. It is in the best interest of the Headwaters Residents health and well-being.

Thank you for your attention to this important matter.

Sincerely,
Micah Tiner, PA-C
Headwaters Resident

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Thursday, May 29, 2025 2:34:30 PM

Dear Mayor and City Council Members,

My husband and I have recently been made aware of the plans for the Headwaters East development and we respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. While we are a very active family and would greatly appreciate a facility like this in the area, the proposed location is not a solution that respects the nearby community and residents.

PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

- At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution.

- DSSC’s design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

- Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

- If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale

back or relocate.

We appreciate the council’s recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances.

Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Best,

Caitlan Ruck Wrona
(832) 758-1987

From: [redacted]
To: Planning
Subject: Dripping Springs Sports Club Varianc
Date: Thursday, May 29, 2025 3:11:32 PM

Good afternoon,

I want to express my family's support for the variance requested by the Dripping Springs Sports Club. My family has lived in Dripping Springs since 2013 and have two children who are active volleyball and basketball players. Almost year-round, we travel multiple times per week to Lakeway/Bee Cave and Westlake to take them to practices because Dripping Springs does not have sufficient gym space. We spend money shopping and dining in those cities when we'd rather spend those funds and our time here.

We have joined gyms in those cities as well to work out, but again, would prefer to do so here in Dripping Springs.

Please consider the needs of the community for a facility such as this. It would keep DS resident tax dollars in our community and save hundreds of hours of travel time along the increasingly dangerous Highway 290.

Thank you for your consideration,

Leah Gillum
1812 Kirby Springs Drive
Dripping Springs
512-699-4085

From: Cheynne Hoadley
To: Planning
Subject: Opposition to DSSC Variance
Date: Wednesday, May 28, 2025 5:36:56 PM

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

• DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

• Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Best,
Cheynne Hoadley
Dripping Springs, 78620

239.878.0440

Sent from my iPhone

From: [redacted]
To: Planning
Subject: Opposition to DSSC variance request
Date: Wednesday, May 28, 2025 6:02:46 PM

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

• DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

• Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please

deny this variance - or grant a further postponement - so the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Rachel and Jake Bell

509 Clear Creek Lane, 78620
512-825-2405
[redacted]

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Thursday, May 29, 2025 3:23:15 PM

Dear Mayor and City Council Members,

I'm writing to respectfully urge you to **DENY** the variance request that would allow Dripping Springs Sports Club (DSSC) to construct a 160,000 sq. ft. facility in the PDD6 zoning district.

Dripping Springs is not Lakeway—**and we should be doing everything in our power to keep it that way**. Our community has long taken pride in protecting its scenic hilltops, dark skies, and small-town character. Once those ridgelines are developed with massive commercial buildings, that character is gone—and it can't be brought back.

This proposed structure is simply too big, too close, and too disruptive to be allowed in this location without deep and careful consideration.

We appreciate the council's willingness to delay the initial vote and acknowledge DSSC's attempt to meet some basic ordinance requirements. However, the proposed development still poses significant, long-term risks to residents, the environment, and the community's identity.

Please protect the integrity of our city's planning rules, our neighborhoods, and the treasured hilltops of Dripping Springs by denying this variance—or by granting more time to create a thoughtful, community-driven alternative.

This is not only **YOUR LEGACY**, but that of **OUR** community - one that can be so much better than every other surrounding area here in OUR BEAUTIFUL CENTRAL TEXAS HILL COUNTRY!

Here are just a few of the major concerns:
<!--[if !supportLineBreakNewLine]-->
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MASSIVE SCALE IN A SENSITIVE LOCATION
The DSSC building would have a footprint larger than HEB and rival Home Depot in total square footage—but unlike those retail anchors, this project would sit directly behind homes in Headwaters and Sunset Canyon, atop a 1,300-foot hill. The sheer visibility and proximity make it completely inappropriate for a residential-adjacent ridgeline.

LIGHT AND NOISE POLLUTION
With 1,000 parking spaces—and 1,000 light poles to match—the site will emit significant light and noise from all sides, particularly from its tall, three-story structure and planned outdoor courts. The minimal screening and an 8' fence will do little to protect neighbors from the visual, acoustic, and lighting impacts. Even compliance with Dark Sky regulations won't prevent substantial light trespass into nearby homes and the surrounding natural environment.

ENVIRONMENTAL DEGRADATION
Of the 600+ native trees surveyed on the property, only 10 will remain. DSSC and its developer have declined to adopt the city's updated tree preservation standards, which shows a concerning disregard for the ecological and aesthetic values that define our area. This level of clear-cutting is **ABSOLUTELY UNNACCEPTABLE** for a community built on stewardship of the land.

SLIPPERY PRECEDENT
If the city grants this request, it sends a clear message: even the most generous zoning exceptions are flexible when pushed hard enough. The 100,000 sq. ft. cap granted in PDD6 was already double the city's usual limit. If DSSC cannot operate within those terms, the appropriate action is to scale down or seek a more fitting location—not ask for a 60% expansion.

Thank you for your time and consideration.

Sincerely,

The Sisson Family (Kadie, Shae, and Emersyn)

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Thursday, May 29, 2025 3:35:46 PM

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution.

• DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

• Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,
David Polcari
307 Sage Thrasher Cir

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Thursday, May 29, 2025 3:36:50 PM

Dear Mayor and City Council Members,
I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.
Key reasons to reject or delay this variance:
Extraordinary scale and proximity
• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.
Light and noise pollution.
• DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.
Environmental impact
• Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.
Dangerous precedent
• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.
We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,
Emily Conte
Headwater's resident

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Thursday, May 29, 2025 3:44:38 PM

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.
Light and noise pollution.

• DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

• Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please

deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,
Heather O'Connor
Live in Headwaters

[redacted]

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Thursday, May 29, 2025 3:49:14 PM

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity
• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution.
• DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact
• Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent
• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

My best,

JC Pohl, LMFT, NCC
512.537.7104 | [redacted]



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From: [redacted]
To: Planning
Subject: Request to Deny DSSC Variance
Date: Thursday, May 29, 2025 4:22:37 PM

Dear Mayor and Council Members,

I am writing to respectfully urge you to deny the variance request for the Dripping Springs Sports Club (DSSC) within the Headwaters PDD6 zoning district.

Key Concerns:

- Lack of Community Engagement
  - As a community member who will be impacted by the development, I only learned about this variance from a Facebook post.
- Risk of Setting a Harmful Precedent
  - If DSSC cannot operate within the already generous 100,000 sq. ft. allowance, they should be required to scale back or relocate.
  - Approving this variance would undermine the very limits designed to prevent outsized development in sensitive areas.
- Light and Noise Pollution
  - The design calls for approximately 1,000 parking spaces, each requiring lighting, which will create significant light pollution.
  - An 8-foot fence is inadequate to screen a three-story, 50-foot tall building.
  - Residents would be subjected to increased noise and light bleed from parking lots, outdoor courts, and the building itself—impacts that Dark Sky compliance alone cannot mitigate.
- Environmental Impact
  - Of over 600 native trees surveyed on the site, only 10 will remain, which is the bare minimum for compliance and does little to preserve the natural character of Dripping Springs.
  - DSSC and Oryx have declined to voluntarily meet the city's updated tree preservation standards, raising concerns about their willingness to work in good faith with the community.
- Lack of Representation
  - Neighbors directly surrounding this project have no representation on this City Council. You are making changes to zoning around our homes and we have no recourse or representation.

I urge you to deny this variance—or at minimum, grant a further postponement to allow for a more thoughtful, collaborative solution.

Thank you for your service to our community and attention to this important matter.

Courtney Goodings

410 Hazy Hills Loop

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Thursday, May 29, 2025 4:31:04 PM

Mayor and City Council Members-

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to extend this even further with an additional 60,000 sq.ft. to that already large structure size.

Key reasons to reject or delay this variance:
Extraordinary scale and proximity
• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, placed atop a hill, directly behind Headwaters residents' backyards.
Light and noise pollution.
• DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. Considering the placement of the site and height of the structure, there isn't an adequate screening option for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.
Environmental impact
• Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.
Dangerous precedent
• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.
We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.
Thank you for your time and attention to this critical matter.

Sincerely,

Brian DeVaney
296 Starfire Dr.
Dripping Springs, TX 78620

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Thursday, May 29, 2025 4:59:02 PM

May 29, 2025

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution.

• DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

• Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,
Melanie Parker
402 Dayridge Dr.

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Thursday, May 29, 2025 5:01:09 PM

Dear Mayor and City Council Members,

I'm writing to respectfully ask that you deny—or at the very least, delay—approval of the variance being requested by the Dripping Springs Sports Club (DSSC) to expand their proposed facility to 160,000 sq. ft. within the Headwaters PDD6 zoning district.

When PDD6 was originally granted an exception nearly a decade ago, it allowed for structures up to 100,000 sq. ft.—already double what's typically permitted in Dripping Springs. Now, without meaningful community input, residents of Headwaters and Sunset Canyon are facing a proposal to increase that size by another 60%, and understandably, many of us are concerned.

Here are a few key reasons why I believe this request deserves further scrutiny:

1. Scale and Proximity

- A 160,000 sq. ft. structure—65,000 sq. ft. at its footprint—would put DSSC on par with major retail outlets like Home Depot (120,000 sq. ft.), and well beyond the size of HEB (70,000 sq. ft.). Unlike those large-scale businesses, however, this project would sit directly beside established neighborhoods, perched on a 1,300-foot hill, just beyond the backyards of Headwaters homes.

2. Light and Noise Concerns

- The development includes approximately 1,000 parking spaces—and the lighting to go with them. This, combined with the building's proposed height (50 feet across three stories), raises serious concerns about light and sound pollution. Even with an 8' fence and Dark Sky compliance, the impact on nearby homes will be significant. The proposed buffer is simply not enough to protect quality of life for nearby residents.

3. Environmental Impact

- Out of more than 600 native trees surveyed on the property, only 10 are expected to remain. That's deeply concerning in a city known for valuing its natural beauty. DSSC and Oryx could have chosen to meet the updated tree preservation standards—but opted not to, signaling a lack of meaningful effort to harmonize this development with its surroundings.

4. Precedent for Future Development

- Granting this variance would open the door to similar requests in the future, undermining the protections and limits put in place to guide responsible growth. The existing 100,000 sq. ft. cap is already an exception to the city's standard; if DSSC can't make its vision work within those boundaries, perhaps it's time to rethink the project's location or scale.

I truly appreciate the council’s decision to pause this request last month and acknowledge DSSC’s attempts to align with basic ordinances. That said, the actions taken so far don’t go far enough to ensure that this project fits within the spirit of Dripping Springs' values and vision.

For the sake of our neighborhoods, our environment, and the precedent we set for future development, I respectfully urge you to deny this variance—or grant an additional postponement to allow time for a more community-centered approach.

Thank you for your thoughtful consideration.

Sincerely,
Matt Robertshaw
435 Hazy Hills Loop
Dripping Springs, TX 78620

From: [redacted]
To: Planning
Subject: Please approve Dripping Springs Sports Club
Date: Thursday, May 29, 2025 5:56:27 PM

Dear Planning Department,

I am writing to express my strong support for the proposed Dripping Springs Sports Club and urge you to approve the variance for this project. My family resides in Headwaters, and we will be directly impacted by the commercial development planned along the Highway 290 frontage. While we cherish the beautiful view from our home—one of the reasons we chose to live here—we understand that progress is inevitable. We will be able to see the building from our back deck. Although we were not informed of specific commercial plans when we purchased our home, we are not surprised by the proposed developments.

What excites us about the Sports Club is its potential to fill a critical gap in our community: a dedicated indoor sports complex for practice and training. As a father of two young girls who play travel volleyball, I see immense value in having such a facility nearby. While our family may only benefit from it for a few years, as our youngest daughter will be entering her sophomore year of high school when completed, the long-term benefits for younger families in our community are undeniable.

Although this project has emerged recently, the area was always zoned for high-density commercial use, including plans for two hotels. While some families may be disappointed by the lack of prior awareness, denying this variance will not alter the broader commercial landscape. After weighing the pros and cons, I firmly believe the Sports Club will be a significant asset to our community, particularly for families with young athletes.

I respectfully request that you move forward with approving the variance for the Dripping Springs Sports Club. Thank you for your time and consideration. I will unfortunately be out of town for the meeting but please feel free to share in support.

Sincerely,
Dylan Hinkle

From: [redacted]
To: Planning
Subject: In favor of dripping springs sports club
Date: Thursday, May 29, 2025 6:08:25 PM

In favor of them building it. Will be great third place for families. I want to make sure they plant trees to block the building tho and respect light ordinances.

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Thursday, May 29, 2025 7:30:47 PM

Dear Mayor and City Council Members,
I respectfully urge you to deny the approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.
Key reasons to reject or delay this variance:
Extraordinary scale and proximity
• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.
Light and noise pollution.
• DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.
Environmental impact
• Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.
Dangerous precedent
• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.
We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.
Thank you for your time and attention to this critical matter.
Sincerely,
Michelle Meier
285 Sage Thrasher Circle
Dripping Springs, TX 78620
669-333-1810

From: [redacted]
To: Bill Foulds; Wade King; Taline Manassian; Sherrie Parks; Travis Crow; Planning
Subject: Opposition to DSSC Variance Request
Date: Thursday, May 29, 2025 8:21:26 PM

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district.

As a resident of Sunset Canyon, I am concerned about many things regarding DSSC, which are listed below. One of the things that is of great concern to me is safety. The plans show that the entrance to this facility that has spaces for 1,000 cars, is at the intersection of HWY 290 and N. Canyonwood Drive. The neighborhood street that a multitude of cars will be turning onto is narrow and not intended for heavy traffic. Some questions I have are:

1. How will this entrance effect the ease at which residents can leave the neighborhood? Will this backed up traffic block resident's driveways? (There is no way it can't)
2. How will the eastbound turn lane accommodate the anticipated influx of traffic? (It was originally put in place to turn into the neighborhood in section 5. Now it supports our neighborhood and Christian Automotive.)

Thank you in advance for taking our concerns seriously. I'm sure would feel the same if a mega building, which would operate outside of normal business hours was about to be placed in your backyard.

Please also consider these other points of concern as reasons to reject or delay this variance:

Extraordinary scale and proximity

• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

• DSSC’s design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50-foot-tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

• Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council’s recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement - so the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Stephen and Jessica Estrada
1006 N. Canyonwood Dr.
[redacted] / (512) 914-6229

From: [redacted]
To: Planning
Date: Thursday, May 29, 2025 8:30:02 PM

Subject: Opposition to DSSC Variance Request

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution

• DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

• Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness

to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement - so the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Diane jasinski
604 Bending Oak, DS 78620
[redacted]/512-626-3634
Sent from my iPhone

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Thursday, May 29, 2025 8:44:56 PM

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution.

• DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

• Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,
Davin Eliasson
840 Sage Thrasher Cir.
Dripping Springs, TX. 78620

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Thursday, May 29, 2025 9:03:58 PM

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.
Key reasons to reject or delay this variance:
Extraordinary scale and proximity

• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.
Light and noise pollution.

• DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact
• Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.
Dangerous precedent
• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Whitney Kong
628 Hazy hills loop dripping springs 78620
Sent from my iPhone

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Thursday, May 29, 2025 9:44:15 PM

Dear Mayor and City Council Members,

I am writing to respectfully urge you to deny or further postpone the variance request that would allow the Dripping Springs Sports Club (DSSC) to construct a 160,000 sq. ft. facility within the Headwaters PDD6 zoning district.

PDD6 already received a significant exception nearly a decade ago to allow structures up to 100,000 sq. ft.—double the city's typical maximum. Now, without broad public input, residents of Headwaters and Sunset Canyon are faced with a proposal to expand that footprint by an additional 60,000 sq. ft., a move that is both unexpected and deeply concerning.

Here are key reasons to reject or delay this variance:

Unprecedented Scale and Proximity

- A 160,000 sq. ft. building—comparable in size to a Home Depot—would overshadow even the local HEB (70,000 sq. ft.). Unlike commercial anchors located along highways or commercial zones, this facility would be perched atop a 1,300 ft. hill, directly adjacent to neighborhoods, with a footprint just yards from residents' backyards.

Light and Noise Pollution

- The proposed facility includes approximately 1,000 parking spaces—and corresponding lighting—creating significant nighttime illumination. Even with Dark Sky compliance, light trespass from

parking lots, courts, and the building itself will severely impact surrounding homes. An 8’ wooden fence is grossly insufficient to shield neighboring properties from the effects of a 50-foot-tall, multi-story structure.

Environmental Impact

- Of more than 600 surveyed native trees on the site, just 10 are slated to remain. DSSC and its development partner Oryx have declined to follow updated tree preservation standards, missing an opportunity to harmonize with the natural landscape and uphold Dripping Springs’ identity as the Gateway to the Hill Country.

Risk of Precedent

- Granting another exception undermines the intent of existing zoning protections. If DSSC cannot operate within the already generous 100,000 sq. ft. limit, they should consider scaling down or seeking a more suitable location. Otherwise, future applicants will point to this as justification to exceed zoning caps across the city.

While I appreciate the council’s recent postponement and DSSC’s attempts to comply with baseline ordinances, those actions fall short of addressing the serious concerns raised by residents. On behalf of our community, I urge you to deny this variance—or at the very least, allow more time for stakeholders to work toward a plan that aligns with city standards and respects the surrounding neighborhoods.

Thank you for your attention and service.

Sincerely,

Raquelle Akavan



Raquelle Akavan, DMSc, PA-C
Assistant Professor, University of Lynchburg,
President + Founder, PA Moms

Chair, Membership Engagement + PR Committee, TAPA

Founding President PAs for Women Empowerment

Delegate, AAPA House of Delegates 2022, 2023, 2024

(516) 732-5821

[redacted]

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Thursday, May 29, 2025 9:51:42 PM

To Whom it May Concern:

I respectfully urge you to deny the request to build the proposed sports club. We did not purchase in this neighborhood with the knowledge that there was to be a school, a marketplace, a day care, and etc. built in an around Headwaters. Please reconsider. We would not like the traffic, the disturbance to the dark sky community, and the noise. Thank you for your time.

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Thursday, May 29, 2025 10:10:20 PM

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.
Light and noise pollution.

Devastating Environmental impact

• Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Ultimately, this will negatively impact the development of our children who will suffer from the urbanization of their community.

In a September 8, 2021, interview on WBUR’s Radio Boston, Peter James, assistant professor in Harvard T.H. Chan School of Public Health’s Department of Environmental Health, said that trees’ effects on us “translate into long-term changes in the incidence of depression, anxiety, cognitive decline, and chronic diseases including cardiovascular disease and cancer.”

Dangerous precedent

• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council’s recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Stephanie Ferguson

Headwaters Resident, Hazy Hills Loop

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Thursday, May 29, 2025 10:20:43 PM

> Dear Mayor and City Council Members,
>
> I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.
>
> Key reasons to reject or delay this variance:
>
> Extraordinary scale and proximity
>
> • At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.
> Light and noise pollution.
>
> • DSSC’s design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.
>
> Environmental impact
>
> • Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.
>
> Dangerous precedent
>
> • If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.
>
> We appreciate the council’s recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.
>
> Thank you for your time and attention to this critical matter.
>
> Sincerely,
> John Ferguson
602 Hazy Hills Loop
Dripping Springs, Texas, 78620

From: [redacted]
To: Planning
Subject: Concern re: DSSC Variance Request
Date: Thursday, May 29, 2025 11:12:03 PM

To Whom It May Concern:

As a resident of the Dripping Springs ETJ and Headwaters neighborhood, I hope you will consider denying approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq. ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq. ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by the request to tack on an additional 60,000 sq. ft. to that already extraordinarily large structure size.

Key reasons to reject this variance:

Extraordinary scale and proximity
• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution
• DSSC's design requires roughly 1,000 parking spaces and requisite lighting - even before future expansion. An 8 ft. wooden fence would be woefully inadequate screening for a three-story, 50 ft. tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass for both the human and animal residents of our area.

Environmental impact
• Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs and the Texas Hill Country. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to an apparent unwillingness to engage with stakeholders to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent
• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago and which are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents and the natural environment for which many of us moved to Drip. For the preservation of our community, please deny this variance or at the very least, grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and resident concerns.

Thank you for your time and attention to this critical matter.

Sincerely,
Melanie Fossett

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Thursday, May 29, 2025 11:18:56 PM

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.
Key reasons to reject or delay this variance:
Extraordinary scale and proximity
• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.
Light and noise pollution.
• DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.
Environmental impact
• Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.
Dangerous precedent
• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.
We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.
Thank you for your time and attention to this critical matter.

Tom Cribbs
476 Hazy Hills Loop
Headwaters Neighborhood

314-369-9226

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Thursday, May 29, 2025 11:25:09 PM

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution.

• DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

• Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns. Thank you for your time and attention to this critical matter.

Patty Cribbs
476 Hazy Hills Loop
Headwaters Neighborhood
314-369-9221

From: [redacted]
To: Planning
Subject: Deny DSSC Variance
Date: Friday, May 30, 2025 6:35:08 AM

Dear Mayor and City Council,

Please deny the variance request from DSSC. A 160,000 sq. ft. sports complex does not belong in this area.

They already got a huge exception years ago to build up to 100,000 sq. ft. —double the city's normal limit. Now they want even more? That's way over the line. This building would be bigger than HEB and nearly as large as Home Depot, crammed right next to homes in Headwaters and Sunset Canyon. It would bring constant noise, traffic, lighting, and wipe out hundreds of trees.

Let's be real—bulldozing nature to build a gym is backwards. Nature is already one of the best things for our health. If people want massive sports complexes and giant parking lots, there are plenty of cookie-cutter suburbs that already have that. Dripping Springs is special because it's not like those places.

Please protect what makes this town unique and livable. Deny the variance!!

Kristine

From: [redacted]
To: Planning
Subject: Opposition of DSSC Variance Request
Date: Friday, May 30, 2025 7:19:50 AM

Dear Mayor and City Council Members,

I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

Key reasons to reject or delay this variance:

Extraordinary scale and proximity

• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.

Light and noise pollution.

• DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact

• Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.

Dangerous precedent

• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.

Thank you for your time and attention to this critical matter.

Sincerely,

Kimberly Robertshaw
435 Hazy Hills Loop
Dripping Springs TX 78620

From: Samuel Nunamacher
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Thursday, May 29, 2025 4:07:34 PM

Dear Mayor and City Council Members,

As a new homeowner on Iron Willow Loop in the Headwaters neighborhood (which backs right up into the proposed location of this building), I respectfully urge you to deny - or at least postpone - approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

While I am not necessarily against the idea of a Sports Club in Dripping Springs as I believe it is necessary for the area, I do not agree with constructing one of the largest buildings in town only 300' away (25' away from the parking lot) from mine and my neighbors backyards (or this close in vicinity to anyone else's backyard in Dripping Springs). While I am new to the area, I've tried to grasp quickly onto what makes Dripping Springs a special place to live and visit and I believe a 2-story (plus mezzanine area, so effectively 3-story) building atop one of the biggest hills in Dripping Springs is the antithesis to the thoughtful expansion required to preserve Dripping Springs' uniqueness. Below are some more key reasons to reject or delay this variance:

Light and noise pollution
• DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and the proposed screening is woefully inadequate.

Environmental impact
• Of the 600+ native trees surveyed, only 10 will remain. This bare minimum landscaping compliance fails to preserve the character of Dripping Springs. DSSC and Oryx have had the option to comply with the new tree standards, but have opted not to, which speaks to their unwillingness to engage in good faith to incorporate their structure into the Hill Country and surrounding neighborhoods.
• Canyonwood Drive, the road that runs North/South to the east of this proposed location, cannot handle an increase in vehicular traffic as it is effectively a dirt road that isn't built to handle days where there will be 1000+ people driving in and out of this facility.

Dangerous precedent
• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.
• DSSC's website claims the building will be 200,000 sq. ft. and this variance request is for an additional 60,000, not 100,000 sq. ft. If their website claims a different amount from what they are formally requesting, it at the very least can be viewed as a request in bad faith until official scale and size is confirmed and approved by City Hall.

We appreciate the council's recent one-month postponement and the DSSC team's willingness to meet basic city requirements and ordinances. Unfortunately, the steps taken are insufficient to protect nearby residents. For the health, safety, and preservation of our community, please deny this variance - or grant a further postponement so that the necessary stakeholders can develop a plan that respects both city standards and neighbor concerns.
Thank you for your time and attention to this critical matter.

Sincerely,

Sam Nunamacher

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Thursday, May 29, 2025 10:23:22 PM

Mayor and City Council Members

Subject: Request to Deny or Postpone DSSC Variance Approval

I respectfully urge you to **deny or postpone approval** of the variance allowing the Dripping Springs Sports Club (DSSC) to build a **160,000 sq. ft. structure** in the Headwaters PDD6 zoning district.

Key Reasons to Reject or Delay the Variance

Extraordinary Scale and Proximity

- Proposed structure is **160,000 sq. ft.** (65,000 sq. ft. footprint) — larger than **HEB (70,000 sq. ft.)** and comparable to **Home Depot (120,000 sq. ft.)**
- Located directly adjacent to homes in **Headwaters** and **Sunset Canyon**, atop a **1,300 ft. hill**
- Original zoning already granted an exceptional increase to **100,000 sq. ft.**, double the city's usual limit — now DSSC seeks an **additional 60,000 sq. ft.**

Light and Noise Pollution

- Plans include **1,000 parking spaces**, each requiring lighting — leading to **significant light pollution**
- An **8' wooden fence** is insufficient to screen a **three-story, 50-foot-tall structure**
- Expectation of **noise echoing** across the hillside and **light bleed** from courts, parking, and the building itself
- **Dark Sky compliance** won't fully prevent light trespass; current mitigation plans are inadequate

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Environmental Impact

- Of 600+ native trees surveyed, **only 10 will be preserved**
- Landscaping meets **bare minimum compliance**, failing to reflect the natural character of Dripping Springs
- DSSC and Oryx declined to follow updated **tree preservation standards**, showing a **lack of good faith** toward integrating into the community

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Dangerous Precedent

- Granting this variance sets a precedent for **future exceptions** that undermine zoning limits

Existing **100,000 sq. ft. cap** (already twice city limits) was designed to prevent projects of this magnitude
- If DSSC cannot operate within these generous limits, they should be asked to **scale down or relocate**

Final Request

- Thank you for the recent **one-month postponement** and for DSSC's minimal compliance with ordinances
- However, actions taken so far are **insufficient to protect nearby residents**
- For the **health, safety, and preservation** of our neighborhoods, please **deny this variance** — or **grant additional time** for stakeholders to develop a more balanced plan

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Sincerely,

Rocio Borzage

Headwaters resident

From: [redacted]
To: Planning
Subject: Opposition to DSSC Variance Request
Date: Friday, May 30, 2025 10:21:44 AM

Dear Mayor and City Council Members,

I respectfully urge you to deny approval of the variance that would allow the Dripping Springs Sports Club (DSSC) to build a 160,000 sq.ft. structure in the Headwaters PDD6 zoning district. PDD6 was already granted an exception to build structures up to 100,000 sq.ft. - twice the city's usual limit - over 9 years ago, and residents of Headwaters and Sunset Canyon have been blindsided by a request to tack on an additional 60,000 sq.ft. to that already extraordinarily large structure size.

As a mother of two young children and a wife, my family and I moved to Dripping Springs to find a quieter, more intentional way of life. We wanted to leave behind the congestion of the big city and raise our kids in a place that felt like home — somewhere grounded in community, nature, and a slower pace.

My husband and I both grew up in small towns in North Carolina. We didn't have much growing up, but we had a strong sense of safety and belonging. We saw more trees than traffic, more stars than city lights. That environment shaped us — and it's the kind of upbringing we dream of for our children.

We know that growth is inevitable, and we're not opposed to change. But we ask that it be done thoughtfully, with care for the character and heart of Dripping Springs. This town is special — not just to those of us who live here now, but to the generations we're raising to love and care for it too.

In a world that moves so fast, I find myself wishing for it to slow down — to preserve spaces where families can still hear crickets at night and watch the sunset without a skyline in the way.

Please reconsider building this large structure. Let's protect what makes Dripping Springs feel like home.

Key reasons to reject or delay this variance:
Extraordinary scale and proximity
• At 160,000 sq. ft. (65,000 sq. ft. footprint), DSSC would rival Home Depot (120,000 sq. ft.) and far exceed HEB (70,000 sq. ft.) in terms of size. Unlike those anchor tenants, this massive building sits immediately adjacent to Headwaters and Sunset Canyon homes, perched atop a 1,300 ft. hill, a mere stone's throw from Headwaters residents' backyards.
Light and noise pollution.
• DSSC's design requires roughly 1,000 parking spaces - and 1,000 spaces worth of lighting - even before future expansion. An 8' wooden fence is inadequate screening for a three-story, 50 foot tall structure. Neighbors will endure noise echoing across the hillside and tremendous light bleed from the parking lots, outdoor courts, and structure itself. Dark Sky compliance alone cannot prevent harmful light trespass, and

the proposed screening is woefully inadequate.

Environmental impact

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Dangerous precedent

• If we grant an exception to the limit here - limits that were designed to prevent exactly this scenario - where will future boundaries be drawn? If DSSC cannot operate within 100,000 sq. ft. limits that were established almost a decade ago - which themselves are already double the normal building limit for the city, DSSC should either scale back or relocate.

Thank you for your time and attention to this critical matter.

Sincerely,
Kevin and Lisa Richgels
996 Sage Thrasher Cir. Dripping Springs TX

STAFF REPORT

City of Dripping Springs

PO Box 384
511 Mercer Street
Dripping Springs, TX 78620

Submitted By: Shawn Cox, Deputy City Administrator

Council Meeting Date: July 15, 2025

Agenda Item Wording: **Presentation and discussion regarding the proposed Municipal Budget for Fiscal Year 2026.** *Deputy City Administrator, Shawn Cox*

Agenda Item Requestor:

Summary/Background: This is the third budget workshop for Fiscal Year 2026. Primarily we will review the General Fund and tax rate options.

Commission Recommendations: N/A

Recommended Council Actions: Comments and recommendations on options.

Attachments: Filed Budget, Departmental Requests, Supplemental Requests

Next Steps/Schedule: Next budget workshop will be August 5th. Currently we are scheduled approve the budget and tax rate in the September.

City of Dripping Springs
JUL 09 2025
Rec'd by City Secretary

City of Dripping Springs
Proposed Municipal Budget
Fiscal Year 2025-2026

This budget will raise more total property taxes than last year's budget by $183,417.69, which is 4.92%, and of that amount $176,047.11 is tax revenue to be raised from new property added to the tax roll this year.

	FY 2025 Adopted	FY 2025 Amended	Change	FY 2025 Projected	F Pr
CITY - GENERAL FUND					
Balance Forward	**2,682,552.45**	**3,121,821.56**	**439,269.11**	**3,121,821.56**	**1,939,571.42**
Revenue					
AD Valorem	3,707,356.54	3,707,356.54		3,726,162.68	3,909,580.39
AV P&I	4,000.00	4,000.00		8,800.00	4,000.00
Sales Tax	4,500,000.00	4,500,000.00		4,900,000.00	4,600,000.00
Mixed Beverage	100,000.00	100,000.00		26,976.63	-
Alcohol Permits	6,500.00	6,500.00		5,000.00	5,000.00
Fire Inspections	50,000.00	50,000.00		40,000.00	40,000.00
Bank Interest	150,000.00	150,000.00		210,000.00	175,000.00
Development Fees:					
- Subdivision	295,100.00	295,100.00		374,031.45	459,825.00
- Site Dev	400,000.00	400,000.00		55,000.00	50,000.00
- Zoning/Signs/Ord	65,000.00	65,000.00		65,000.00	65,000.00
Building Code	1,500,000.00	1,500,000.00		1,600,000.00	1,500,000.00
Transportation Improvements Reimbursements	1,010,000.00	1,010,000.00		1,337,000.00	1,850,000.00
Solid Waste	55,000.00	55,000.00		60,000.00	60,000.00
Health Permits/Inspections	75,000.00	75,000.00		65,000.00	60,000.00
Municipal Court					
Other Income	40,000.00	40,000.00		40,000.00	40,000.00
TXF from Capital Improvements					
TXF from HOT	55,000.00	255,000.00		255,000.00	3,496.00
TXF from WWU				12,500.00	10,000.00
TXF from TIRZ	-	100,000.00		100,000.00	-
TXF from Sidewalk Fund	29,000.00	29,000.00		29,000.00	-
TXF from Series 2025	-	-		383,000.00	690,948.00
Total	**14,724,508.98**	**15,463,778.10**	**439,269.11**	**16,414,292.32**	**15,462,420.81**
Expense					
Supplies	37,000.00	37,000.00		25,000.00	30,000.00
Office IT Equipment and Support	117,329.00	117,329.00		117,329.00	146,300.00
Software Purchase, Agreements and Licenses	301,251.76	301,251.76		275,000.00	351,428.93
Website	7,000.00	7,000.00		7,000.00	7,000.00
Communications Network/Phone	85,221.64	85,221.64		85,221.64	97,000.00
Miscellaneous Office Equipment	10,000.00	10,000.00		10,000.00	10,016.00
Utilities:					
- Street Lights	20,000.00	20,000.00		18,000.00	20,000.00
- Streets Water	4,000.00	4,000.00		4,000.00	4,000.00
- Office Electric	8,000.00	8,000.00		11,750.00	15,000.00
- Office Water	750.00	750.00		2,450.00	3,000.00
- DT Restroom Electric	2,000.00	2,000.00		1,000.00	2,000.00
- DT Restroom Water	2,000.00	2,000.00		1,000.00	2,000.00
- Stephenson Electric	1,500.00	1,500.00		750.00	1,500.00
- Stephenson Water	800.00	800.00		800.00	1,500.00
Transportation:					
- Improvement Projects	790,000.00	790,000.00		390,000.00	2,655,000.00
- Street & ROW Maintenance	215,075.00	215,075.00		175,000.00	272,000.00
- Street Improvements	-	439,269.14		773,157.42	690,948.00
Office Maintenance/Repairs	36,880.00	36,880.00		36,880.00	94,200.00
Stephenson Building Maintenance	2,500.00	2,500.00		500.00	-
Maintenance Equipment	115,500.00	115,500.00		115,500.00	24,500.00
Equipment Maintenance	17,750.00	17,750.00		8,000.00	49,500.00
Maintenance Supplies	6,500.00	6,500.00		6,500.00	10,000.00
Fleet Acquisition	50,000.00	50,000.00		44,763.69	-
Fleet Maintenance	103,675.00	103,675.00		75,000.00	130,000.00
City Hall Improvements	1,100,000.00	1,100,000.00		1,100,000.00	-
Maintenance Facility	-	-			
Uniforms	17,500.00	17,500.00		12,500.00	18,310.00
Special Projects:					
- Family Violence Ctr	7,000.00	7,000.00		7,000.00	7,000.00
- Lighting Compliance	2,000.00	2,000.00		2,000.00	2,000.00
- Economic Development	5,000.00	5,000.00		5,000.00	0

	FY 2025 Adopted	FY 2025 Amended	Change	FY 2025 Projected	F Pr
- Records Management	720.00	720.00		2,250.00	2,500.00
- Government Affairs	50,000.00	50,000.00		-	-
- Planning Consultant	30,000.00	30,000.00		30,000.00	-
- Land Acquisition	10,000.00	10,000.00		-	10,000.00
- Downtown Bathroom	-	360,000.00		383,000.00	-
- City Hall Planning					
Public Safety:					
- Emergency Management Equipment	67,500.00	67,500.00		67,500.00	6,800.00
- Emergency Equipment Fire & Safety	611.00	611.00		900.00	13,000.00
- Emergency Mgt PR	3,000.00	3,000.00		3,000.00	3,000.00
- Emergency Equipment Maintenance & Service	12,299.00	12,299.00		12,299.00	12,910.00
- Emergency Management Other					
- Animal Control	3,400.00	3,400.00		3,400.00	3,400.00
Public Relations	15,000.00	15,000.00		15,000.00	15,000.00
Postage	4,500.00	4,500.00		4,500.00	4,500.00
TML Insurance:					
- Liability	33,908.00	33,908.00		33,908.00	37,298.80
- Property	67,191.00	67,191.00		68,000.00	74,800.00
- Workers' Comp	42,497.00	42,497.00		53,981.00	59,379.10
Dues, Fees, Subscriptions	74,462.85	74,462.85		125,000.00	104,047.85
Public Notices	2,600.00	2,600.00		6,000.00	4,200.00
City Sponsored Events					
Election	8,000.00	8,000.00		-	8,000.00
Salaries	3,936,374.84	3,936,374.84		3,594,295.82	4,106,107.42
Taxes	309,012.18	309,012.18		282,158.39	327,221.22
Benefits	315,432.63	315,432.63		288,020.89	347,473.01
Retirement	214,341.87	214,341.87		195,715.13	234,985.11
DSRP Salaries	293,829.00	293,829.00		417,237.18	304,118.93
DSRP Taxes	23,737.92	23,737.92		33,707.84	24,525.10
DSRP Benefits	35,267.45	35,267.45		50,079.78	35,293.38
DSRP Retirement	17,049.43	17,049.43		24,210.19	17,828.97
Professional Services:					
- Financial Services	37,500.00	37,500.00		55,849.00	55,000.00
- Engineering	70,000.00	70,000.00		70,000.00	70,000.00
- Special Counsel and Consultants	16,000.00	16,000.00		5,000.00	12,000.00
- Muni Court	15,500.00	15,500.00		8,000.00	15,500.00
- Bldg. Inspector	750,000.00	750,000.00		1,100,000.00	750,000.00
- Fire Inspector	40,000.00	40,000.00		40,000.00	40,000.00
- Health Inspector	-	-		15,000.00	15,000.00
- Architectural and Landscape Consultants	5,000.00	5,000.00		2,500.00	5,000.00
- Historic District Consultant	29,500.00	29,500.00		29,500.00	-
- Lighting Consultant	2,000.00	2,000.00		2,000.00	2,000.00
- Human Resource Consultant	38,200.00	38,200.00		30,000.00	25,000.00
Training/CE	100,000.00	100,000.00		85,000.00	100,000.00
Employee Engagement	20,000.00	20,000.00		20,000.00	20,000.00
Meeting Supplies	3,120.00	3,120.00		8,600.00	6,500.00
Code Publication	6,461.47	6,461.47		6,461.47	6,500.00
Mileage	2,000.00	2,000.00		1,200.00	2,000.00
Miscellaneous Office Expense	10,000.00	10,000.00		5,000.00	10,000.00
Bad Debt Expense					
Contingencies/Emergency Fund	62,000.00	62,000.00		10,000.00	50,000.00
Coronavirus Local Fiscal Recovery Funds (CLFRF)					
Debt Payment 2024	486,041.67	486,041.67		486,041.67	485,238.00
Debt Payment 2025	865,000.00	865,000.00		425,529.52	424,392.65
TXF to Reserve Fund	500,000.00	500,000.00		300,000.00	300,000.00
TXF AV to TIF	575,566.14	575,566.14		575,566.14	705,585.10
TXF to TIRZ					
Sales Tax TXF to WWU	900,000.00	900,000.00		980,000.00	920,000.00
SPA & ECO D TXF	259,200.00	259,200.00		215,000.00	225,000.00
TXF to DSRP					
TXF to Capital Improvement Fund	-	-		-	300,000.00
TXF to Vehicle Replacement Fund	115,083.55	115,083.55		115,083.55	1
TXF to WWU					

	FY 2025 Adopted	FY 2025 Amended	Change	FY 2025 Projected	F Pr
TXF to Founders Day					
TXF to Farmers Market	16,542.01	16,542.01		16,542.01	18,551.12
Total	**13,561,681.40**	**14,360,950.54**	**-**	**13,613,138.33**	**15,131,537.68**
PARKS - GENERAL FUND					
Revenue					
Sponsorships and Donations	5,500.00	5,500.00		5.00	6,000.00
City Sponsored Events					
Programs and Events	9,500.00	9,500.00		9,500.00	8,800.00
Community Service Permit Fees	1,800.00	1,800.00		1,800.00	1,375.00
Aquatics Program Income	41,750.00	41,750.00		42,775.15	32,750.00
Pool and Pavilion Rental	21,235.00	21,235.00		21,517.75	22,238.75
Park Rental Fees	6,000.00	6,000.00		8,980.00	19,000.00
Reimbursement of Utility Costs				4,790.00	
TXF from HOT Fund	16,500.00	16,500.00		16,500.00	16,500.00
TXF from Parkland Dedication	8,500.00	8,500.00		8,500.00	-
TXF from Parkland Development					-
TXF from Landscaping Fund	60,000.00	60,000.00		60,000.00	70,000.00
Total Revenue	**170,785.00**	**170,785.00**		**174,367.90**	**176,663.75**
Expense					
Other	6,500.00	6,500.00		6,500.00	6,500.00
Park Consultants				10,000.00	35,000.00
Dues Fees and Subscriptions	2,575.00	2,575.00		2,575.00	3,075.00
Advertising & Marketing	15,500.00	15,500.00		15,500.00	17,020.00
Total Other	**24,575.00**	**24,575.00**		**34,575.00**	**61,595.00**
Public Improvements					
All Parks	247,000.00	247,000.00		397,000.00	-
Triangle Improvement	5,000.00	5,000.00		5,000.00	-
Rathgeber Improvements	-	-		-	
Founders Park	175,000.00	155,000.00		155,000.00	-
Founders Pool	10,000.00	10,000.00		10,000.00	-
Skate Park	25,000.00	25,000.00		25,000.00	-
S & R Park	70,000.00	90,000.00		90,000.00	15,000.00
Charro Ranch Park	-	-		-	-
Total Improvements	**532,000.00**	**532,000.00**		**682,000.00**	**15,000.00**
Utilities					
Portable Toilets	10,000.00	10,000.00		7,500.00	10,000.00
Hays Trinity Groundwater Permit	150.00	150.00		150.00	150.00
Triangle Electric	500.00	500.00		500.00	500.00
Triangle Water	500.00	500.00		500.00	500.00
Ranch House Network/Phone	8,568.00	8,568.00		8,568.00	8,568.00
S&R Park Water	13,000.00	13,000.00		16,274.98	13,000.00
SRP Electric	2,500.00	2,500.00		2,500.00	2,500.00
FMP Pool/ Pavilion Water	5,300.00	5,300.00		5,300.00	5,300.00
FMP Pool//Electricity	4,500.00	4,500.00		6,000.00	6,000.00
Pool Phone/Network	2,500.00	2,500.00		2,500.00	7,500.00
FMP Pool Propane	10,000.00	10,000.00		7,500.00	6,000.00
Total Utilities	**57,518.00**	**57,518.00**		**57,292.98**	**60,018.00**
Maintenance					
General Maintenance (All Parks)	25,000.00	25,000.00		25,000.00	25,000.00
Trail Washout repairs					25,000.00
Equipment Rental	5,000.00	5,000.00		2,500.00	5,000.00
Founders Pool	21,000.00	21,000.00		21,000.00	7,500.00
Founders Park	26,000.00	26,000.00		26,000.00	44,000.00
Skate Park Maintenance	2,500.00	2,500.00		2,500.00	500.00
S&R	43,500.00	43,500.00		43,500.00	43,500.00
Charro Ranch Park	26,150.00	26,150.00		21,150.00	25,700.00
Triangle/ Veteran's Memorial Park	5,700.00	5,700.00		5,700.00	[illegible]
Rathgeber Maintenance					

	FY 2025 Adopted	FY 2025 Amended	Change	FY 2025 Projected	F Pr
Ranch Park Maintenance	17,000.00	17,000.00		17,000.00	22,000.00
Total Maintenance	**171,850.00**	**171,850.00**		**164,350.00**	**203,900.00**
Supplies					
General Parks	19,600.00	19,600.00		19,600.00	27,000.00
Charro Ranch Supplies	1,050.00	1,050.00		1,050.00	1,500.00
Founders Park Supplies	-	-	-		-
Founders Pool Supplies	26,200.00	26,200.00		26,200.00	26,200.00
Program and Events	10,950.00	10,950.00		10,950.00	11,250.00
DSRP & Ranch House Supplies					
Rathgeber Supplies	1,504.00	1,504.00		1,504.00	1,504.00
S&R Supplies	400.00	400.00		400.00	400.00
Total Supplies	**59,704.00**	**59,704.00**		**59,704.00**	**67,854.00**
Program Staff					
Camp Staff	-	-			
Program Event Staff	16,840.00	16,840.00		6,840.00	3,000.00
Aquatics Staff	126,813.64	126,813.64		100,000.00	118,013.00
Total Staff Expense	**143,653.64**	**143,653.64**		**106,840.00**	**121,013.00**
Total Parks Expenditures	**989,300.64**	**989,300.64**		**1,104,761.98**	**529,380.00**
FOUNDERS DAY - GENERAL FUND					
Balance Forward	**63,778.56**	**63,778.56**		**63,778.56**	**68,811.51**
Revenue					
Craft booths/Business Booths	7,540.00	7,540.00		7,568.75	12,150.00
Facility Rentals	-	-		8,000.00	10,000.00
Food booths	1,500.00	1,500.00		1,612.50	1,612.50
BBQ cookers	5,115.00	5,115.00		6,650.00	6,650.00
Carnival	15,000.00	15,000.00		20,265.63	20,000.00
Parade	4,675.00	4,675.00		3,910.00	-
Sponsorship	100,000.00	100,000.00		121,700.00	120,000.00
Parking concession	500.00	500.00		500.00	-
Electric	3,000.00	3,000.00		3,300.00	3,300.00
Misc.					
TXF from General Fund					
Total	**201,108.56**	**201,108.56**		**237,285.44**	**242,524.01**
Expense					
Publicity	1,400.00	1,400.00		6,031.75	3,450.00
Porta-Potties	10,000.00	10,000.00		10,310.00	10,500.00
Security	38,000.00	38,000.00		43,493.55	46,837.00
Health, Safety & Lighting	17,500.00	17,500.00		18,965.00	20,861.50
Transportation	10,500.00	10,500.00		9,321.18	19,303.30
Barricades/Traffic Plan	21,500.00	21,500.00		17,005.00	12,650.00
Bands/Music/Sound	25,000.00	25,000.00		22,040.26	26,000.00
Clean Up	18,500.00	18,500.00		16,812.84	19,200.00
FD Event Supplies	1,000.00	1,000.00		3,802.87	2,500.00
Sponsorship	3,500.00	3,500.00		8,919.36	9,000.00
Parade	500.00	500.00		-	-
Tent, Tables & Chairs	7,000.00	7,000.00		11,631.00	15,000.00
Electricity	2,000.00	2,000.00		141.12	-
FD Electrical Setup	225.00	225.00		-	30,000.00
Contingencies					5,000.00
Total expenses	**156,625.00**	**156,625.00**		**168,473.93**	**220,301.80**
Balance Forward	**44,483.56**	**44,483.56**		**68,811.51**	**22,222.21**
CONSOLIDATED GENERAL FUND					
Revenue					
City	14,724,508.98	15,463,778.12	-	16,414,292.32	15,462,420.81
Parks	170,785.00	170,785.00	-	174,367.90	176,663.75
Founders	201,108.56	201,108.56	-	237,285.44	2
Total	**15,096,402.54**	**15,835,671.68**	**-**	**16,825,945.66**	**15,8**

	FY 2025 Adopted	FY 2025 Amended	Change	FY 2025 Projected	F Pr
Expense					
City	13,561,681.40	14,360,950.54		13,613,138.33	15,131,537.68
Parks	989,300.64	989,300.64	-	1,104,761.98	529,380.00
Founders	156,625.00	156,625.00	-	168,473.93	220,301.80
Total Expense	**14,707,607.04**	**15,506,876.18**	**-**	**14,886,374.24**	**15,881,219.48**
Balance Forward	**388,795.50**	**328,795.50**	**-**	**1,939,571.42**	**389.09**
DRIPPING SPRINGS FARMERS MARKET					
Balance Forward	**28,193.38**	**28,193.38**		**10,658.96**	**9,529.42**
Revenue					
FM Sponsor	1,000.00	1,000.00		800.00	1,000.00
Grant Income	1,000.00	1,000.00		-	-
Booth Space	66,000.00	66,000.00		59,000.00	63,000.00
Applications	1,400.00	1,400.00		1,200.00	1,400.00
Membership Fee	2,200.00	2,200.00		1,900.00	-
Facility Fee	-	-		2,280.00	2,000.00
Interest Income	1,800.00	1,800.00		1,600.00	1,600.00
Market Event/Merch.	400.00	400.00		500.00	500.00
Transfer from General Fund	16,542.01	16,542.01		16,542.01	18,551.12
Total	**118,535.39**	**118,535.39**		**94,480.97**	**97,580.54**
Expense					
Advertising	4,700.00	4,700.00			3,000.00
Market Manager	60,468.30	60,468.30		63,227.54	62,976.70
Payroll Tax Expense	4,877.83	4,877.83		5,100.41	5,069.72
DSFM Benefits	7,057.78	7,057.78		7,379.83	7,064.10
Retirement	3,508.67	3,508.67		3,668.77	3,692.01
Entertainment& Activities	5,000.00	5,000.00		5,000.00	5,200.00
Dues Fees & Subscriptions	200.00	200.00		-	200.00
Training	100.00	100.00		185.00	200.00
Office Expense	200.00	200.00		-	100.00
Supplies Expense	-	-		-	500.00
Network & Phone	200.00	200.00		240.00	250.00
Cleaning & Maintenance	2,200.00	2,200.00		150.00	1,000.00
Other Expense	-	-			
Capital Fund	-	-			
Contingency Fund	500.00	500.00		-	500.00
Transfer to Reserve Fund	-	-		-	-
Total Expense	**89,012.58**	**89,012.58**		**84,951.55**	**94,822.25**
Balance Forward	**29,522.81**	**29,522.81**		**9,529.42**	**2,758.29**
PARKLAND DEDICATION FUND					
Balance Forward	**10,365.81**	**10,365.81**		**308,606.61**	**392,690.61**
Revenue					
Parkland Fees				84,084.00	-
Total Revenue	**10,365.81**	**10,365.81**		**392,690.61**	**392,690.61**
Expense					
Park Improvements	-	-		-	392,690.61
TXF to AG Facility					
Master Naturalists	-	-		-	
Total Expenses	**-**	**-**		**-**	**392,690.61**
Balance Forward	**10,365.81**	**10,365.81**		**392,690.61**	**-**
PARKLAND DEVELOPMENT FUND					
Balance Forward				**84,858.00**	**116,610.00**
Revenue					
Parkland Development Fees				31,752.00	-
Total Revenue	**-**	**-**		**116,610.00**	**116,610.00**

	FY 2025 Adopted	FY 2025 Amended	Change	FY 2025 Projected	F Pr
Expense					
Transfer to Parks				-	116,610.00
Total Expenses	**-**	**-**		**-**	**116,610.00**
Balance Forward	**-**	**-**		**116,610.00**	**-**
AG FACILITY FUND					
Balance Forward	**-**	**-**		**109,300.00**	**-**
Revenue					
Ag Facility Fees	-	-		6,700.00	-
Total Revenues	**-**	**-**		**116,000.00**	**-**
Expense					
TXF to DSRP	-	-		116,000.00	-
Total Expense	**-**	**-**		**116,000.00**	**-**
Balance Forward	**-**	**-**		**-**	**-**
LANDSCAPING FUND					
Balance Forward	**509,067.00**	**509,067.00**		**509,067.00**	**478,767.00**
Revenue					
Tree Replacement Fees					
Total Revenues	**509,067.00**	**509,067.00**		**509,067.00**	**478,767.00**
Expense					
Sports and Rec Park					
DSRP					
FMP				3,000.00	
Charro					
Historic Districts					
Professional Services					
Tree Maintenance	25,000.00	25,000.00		25,000.00	
City Hall Lawn and Tree Maintenance	2,300.00	2,300.00		2,300.00	2,000.00
Total Expense	**27,300.00**	**27,300.00**		**30,300.00**	**2,000.00**
Balance Forward	**481,767.00**	**481,767.00**		**478,767.00**	**476,767.00**
SIDEWALK FUND					
Balance Forward	**29,828.96**	**29,828.96**		**29,828.96**	**828.96**
Revenue					
Fees	-	-		-	-
Total Revenues	**29,828.96**	**29,828.96**		**29,828.96**	**828.96**
Expense					
Expense	29,000.00	29,000.00		29,000.00	-
Total Expense	**29,000.00**	**29,000.00**		**29,000.00**	**-**
Balance Forward	**828.96**	**828.96**		**828.96**	**828.96**
DRIPPING SPRINGS RANCH PARK OPERATING FUND					
Balance Forward	**156,169.49**	**156,169.49**		**248,762.76**	**78,576.26**
Revenue					
Stall Rentals	40,000.00	40,000.00		35,000.00	35,500.00
RV/Camping Site Rentals	21,000.00	21,000.00		21,000.00	
Facility Rentals	125,000.00	125,000.00		125,000.00	130,500.00
Equipment Rental	8,000.00	8,000.00		11,600.00	10,000.00
Sponsorships & Donations	52,275.00	52,275.00		6,000.00	51,775.00
Merchandise Sales	22,065.20	22,065.20		23,000.00	22,500.00
Riding Permits	8,000.00	8,000.00		9,560.00	10,000.00
Staff & Misc. Fees	4,000.00	4,000.00		4,000.00	4,700.00
Cleaning Fees	25,000.00	25,000.00		25,000.00	20,000.00
General Program and Events:					
- Riding Series	35,000.00	35,000.00		35,000.00	0
- Coyote Camp	137,100.00	137,100.00		152,607.00	1 0

	FY 2025 Adopted	FY 2025 Amended	Change	FY 2025 Projected	F Pr
- Misc. Events	12,000.00	12,000.00		48,824.00	
- Programing	53,000.00	53,000.00		53,000.00	62,500.00
- Concert Series					
- Ice Rink	229,169.00	229,169.00		153,111.00	190,800.00
- Ice Rink Merchandise	500.00	500.00		1,390.00	2,000.00
Concessions				367.00	1,500.00
Other Income	500.00	500.00		1,826.00	500.00
Interest	4,500.00	4,500.00		6,000.00	4,500.00
TXF from Ag Facility	-	-		116,000.00	-
TXF from HOT	330,000.00	330,000.00		330,000.00	308,800.00
Total Revenue	**1,263,278.69**	**1,263,278.69**		**1,407,047.76**	**1,112,151.26**
Expense					
Advertising	15,000.00	15,000.00		8,000.00	15,000.00
Office Supplies	10,000.00	10,000.00		10,000.00	10,000.00
Postage					
DSRP On Call	-	-			
Programing Staff	154,246.48	154,246.48		154,246.48	138,246.48
Network and Communications	9,414.00	9,414.00		14,000.00	8,912.40
IT Equipment & Support	3,000.00	3,000.00		3,000.00	3,700.00
Co-Sponsored Events	7,900.00	7,900.00		7,900.00	7,900.00
Sponsorship Expenses	2,100.00	2,100.00		2,100.00	2,100.00
Supplies and Materials	-	-			
Uniforms	1,000.00	1,000.00		1,000.00	1,000.00
Ranch House Supplies	1,000.00	1,000.00		1,000.00	1,000.00
Dues, Fees and Subscriptions	5,127.50	5,127.50		5,127.50	5,000.00
Mileage	500.00	500.00		500.00	500.00
Equipment	5,000.00	5,000.00		5,000.00	33,578.37
House Equipment					
Equipment Rental	3,000.00	3,000.00		3,000.00	3,000.00
Equipment Maintenance	25,000.00	25,000.00		20,000.00	25,000.00
Portable Toilets	960.00	960.00		960.00	2,500.00
Electric	60,000.00	60,000.00		85,000.00	90,000.00
Water	7,000.00	7,000.00		19,000.00	15,000.00
Septic	750.00	750.00		750.00	750.00
Lift Station Maintenance	12,000.00	12,000.00		8,000.00	5,000.00
Propane/Natural Gas	2,500.00	2,500.00		5,500.00	2,500.00
On Call Phone					
Alarm	13,317.24	13,317.24		13,317.24	13,317.24
Stall Cleaning & Repair	4,000.00	4,000.00		3,500.00	4,000.00
Training and Education	-	-			
General Program and Events:					
- Riding Series	28,000.00	28,000.00		33,000.00	28,000.00
- Coyote Camp	12,000.00	12,000.00		12,000.00	16,000.00
- Misc. Events	700.00	700.00		55,000.00	1,500.00
- Programing	8,000.00	8,000.00		25,000.00	13,000.00
- Concert Series					
- Ice Rink	229,169.00	229,169.00		229,169.00	
Other Expense	10,000.00	10,000.00		10,000.00	20,000.00
Improvements	320,000.00	320,000.00		320,000.00	13,000.00
Tree Planting					
Contingencies	30,000.00	30,000.00		30,000.00	50,000.00
Fleet Acquisition	-	-			
Fleet Maintenance	3,000.00	3,000.00		3,000.00	5,500.00
General Maintenance and Repair	149,040.00	149,040.00		149,040.00	146,272.00
Grounds and General Maintenance	21,690.00	21,690.00		21,690.00	
House Maintenance	5,000.00	5,000.00		5,000.00	10,000.00
HCLE	13,200.00	13,200.00		13,200.00	13,200.00
Merchandise	17,065.20	17,065.20		17,065.20	15,500.00
Sales Tax Remittance				2,500.00	1,565.20
RV/Parking Lot					
TXF to Vehicle Replacement Fund	31,906.08	31,906.08		31,906.08	0
Total Expenses	**1,221,585.50**	**1,221,585.50**		**1,328,471.50**	**7 9**

	FY 2025 Adopted	FY 2025 Amended	Change	FY 2025 Projected	F Pr
Balance Forward	**41,693.19**	**41,693.19**		**78,576.26**	**371,140.57**
HOTEL OCCUPANCY TAX FUND					
Balance Forward	**626,259.95**	**826,259.95**		**826,259.95**	**458,088.25**
Revenues					
Hotel Occupancy Tax	900,000.00	900,000.00		1,000,000.00	900,000.00
Interest	7,200.00	7,200.00		22,000.00	10,000.00
Total	**1,533,459.95**	**1,733,459.95**	**-**	**1,848,259.95**	**1,368,088.25**
Expenses					
Advertising	300.00	300.00		300.00	3,496.00
Christmas Lighting Displays	27,290.00	27,290.00		23,564.70	27,290.00
City Sponsored Events					
Historic Districts Marketing					
Signage	90,200.00	90,200.00		90,200.00	121,200.00
Arts	-	-		-	
Lighting				-	
Dues and Fees	5,000.00	5,000.00		4,890.00	5,000.00
TXF to Debt Service	90,375.00	90,375.00		90,375.00	92,055.00
RV/ Parking Lot					
Software	5,000.00	5,000.00		5,000.00	9,000.00
TXF to General Fund	55,000.00	255,000.00		255,000.00	3,496.00
TXF to DSVB	550,000.00	550,000.00		550,000.00	500,000.00
TXF to Event Center	330,000.00	330,000.00		330,000.00	308,800.00
Grants	40,842.00	40,842.00		40,842.00	32,192.50
Total expenses	**1,194,007.00**	**1,394,007.00**	**-**	**1,390,171.70**	**1,102,529.50**
Balance Forward	**339,452.95**	**339,452.95**	**-**	**458,088.25**	**265,558.75**
VISITORS BUREAU					
Balance Forward					
Revenue	**3,323.83**	**3,323.83**		**19,482.46**	**195,761.68**
Fees					
- Brewers Fest	1,000.00	1,000.00		-	-
- Wedding Showcase	9,000.00	9,000.00		-	9,000.00
Ticket Sales					
- Brewers Fest	17,000.00	17,000.00		16,820.00	-
- Dripping with Taste	-	-			-
- Songwriter's Festival	9,000.00	9,000.00		1,545.00	9,000.00
Merchandise					
- Brewers Fest	-	-		-	
- Songwriters Festival	4,000.00	4,000.00		17,553.23	5,000.00
- Eclipse	-	-		-	
Sponsorships & Donations					
- Songwriter's Festival	70,000.00	70,000.00		55,006.00	50,000.00
- Brewers Fest	1,000.00	1,000.00		1,500.00	-
- Stars in Dripping Springs	20,000.00	20,000.00		5,926.35	15,000.00
Grants					
TXF from HOT Fund	550,000.00	550,000.00		550,000.00	500,000.00
Other Revenues	9,000.00	9,000.00		1,496.14	
Interest	5,000.00	5,000.00		11,000.00	8,000.00
Total	**698,323.83**	**698,323.83**		**680,329.18**	**791,761.68**
Expense					
Personnel					
- Salaries	143,727.90	143,727.90		125,073.56	146,445.95
- Taxes	11,499.18	11,499.18		10,006.71	11,707.12
- Benefits	14,172.99	14,172.99		12,333.49	14,179.84
- TMRS	8,339.81	8,339.81		7,257.39	8,585.39
Dues, Fees and Subscriptions	3,065.00	3,065.00		6,000.00	4,014.00
Advertising & Marketing	66,742.00	66,742.00		67,774.59	1 0

	FY 2025 Adopted	FY 2025 Amended	Change	FY 2025 Projected	F Pr
Supplies	2,500.00	2,500.00		2,000.00	2,300.00
IT Equipment & Support					5,555.00
Software	21,960.00	21,960.00		18,000.00	21,621.00
Training & Education	8,800.00	8,800.00		8,800.00	6,000.00
Professional Services					
- Marketing Consultant	5,000.00	5,000.00		5,000.00	-
Utilities					
- Water					
- Electricity	1,000.00	1,000.00		1,000.00	1,000.00
- Phone/Network					
Website	10,000.00	10,000.00		10,000.00	12,000.00
Office Maintenance/Repairs	10,700.00	10,700.00		9,000.00	12,176.00
Office Improvements	-	-			29,000.00
Postage	500.00	500.00		300.00	500.00
Other	-	-			
Brewers Fest	17,675.00	17,675.00		17,992.15	-
Dripping with Taste	-	-			
Songwriter's Festival	100,000.00	100,000.00		86,121.27	115,300.00
Wedding Showcases	2,000.00	2,000.00		806.98	2,000.00
Stars in Dripping Springs	40,000.00	40,000.00		57,101.36	51,900.00
Transfer to Capital	40,000.00	40,000.00		40,000.00	50,000.00
Total expenses	**507,681.89**	**507,681.89**		**484,567.50**	**605,784.31**
Balance Forward	**190,641.94**	**190,641.94**		**195,761.68**	**185,977.37**
UTILITY FUND					
Balance Forward	**8,730,497.32**	**8,730,497.32**		**8,730,497.32**	**6,754,242.19**
Wastewater					
Revenue					
TXF from TWDB	-	-			
Wastewater Service	1,672,883.25	1,672,883.25		1,725,000.00	1,675,000.00
Late Fees/Rtn check fees	9,000.00	9,000.00		8,000.00	7,500.00
Portion of Sales Tax	-	-		-	-
Delayed Connection Fees	5,000.00	5,000.00		16,300.00	5,000.00
Line Extensions	-	-		-	-
Transfer fees	-	-		-	-
Overuse fees	-	-		-	-
Reuse Fees	-	-		-	-
FM 150 WWU Line Reimbursement	-	-		-	-
Interest	-	-		-	-
Other Income	-	-		-	-
Reuse Water Income	-	-		-	-
Developer Reimbursed Costs	-	-		-	-
TXF from General Fund	-	-		-	-
Total Revenues	**1,686,883.25**	**1,686,883.25**		**1,749,300.00**	**1,687,500.00**
Expense					
System Operations and Maintenance:					
- Routine Operations	95,700.00	95,700.00		95,700.00	95,700.00
- Non-Routine Operations	94,400.00	94,400.00		35,000.00	94,400.00
- System Maintenance & Repair	30,000.00	30,000.00		80,000.00	80,000.00
- Chlorinator Maintenance	4,500.00	4,500.00		-	-
- Chlorinator Alarm	1,500.00	1,500.00		-	-
- Odor Control	28,600.00	28,600.00		20,000.00	35,000.00
- Meter Calibrations	3,500.00	3,500.00		-	-
- Lift Station Cleaning	35,000.00	35,000.00		-	-
- Jet Cleaning Collection lines	50,000.00	50,000.00		-	-
- Drip Field Lawn Maintenance	11,000.00	11,000.00		-	-
- Drip Field Maint & Repairs	30,000.00	30,000.00		41,000.00	51,000.00
- Drip Field Meter Box Replacement	-	-			-
- Lift Station repairs	35,000.00	35,000.00		-	-
- Autodialer Replacement	-	-			
- Lift Station Preventative Maintenance	11,000.00	11,000.00		81,000.00	0

	FY 2025 Adopted	FY 2025 Amended	Change	FY 2025 Projected	F Pr
- WWTP Maintenance	70,000.00	70,000.00		72,572.00	70,000.00
- Chemicals	16,500.00	16,500.00		13,000.00	20,000.00
- Electricity	88,000.00	88,000.00		88,000.00	105,000.00
- Laboratory Testing	-	-			-
- Sludge Hauling	165,000.00	165,000.00		210,000.00	210,000.00
- Phone/Network	-	-			-
- Supplies	-	-			-
- Wastewater Flow Measurement	-	-			-
- Backwash Flow Meter & Check valve	-	-			-
- Generator Maintenance				-	20,000.00
- Arrowhead Plant Operations	-	-			-
- Big Sky Plant Operations	-	-			-
Arrowhead Operations and Maintenance:					
- Routine Operations	26,000.00	26,000.00		15,000.00	26,000.00
- Non-Routine Operations	24,000.00	24,000.00		15,000.00	24,000.00
- Chlorinator Maintenance	1,750.00	1,750.00		-	-
- Chlorinator Alarm	1,100.00	1,100.00		-	-
- Meter Calibrations	1,400.00	1,400.00		-	-
- Lift Station Cleaning	6,000.00	6,000.00		-	9,000.00
- Drip Field Lawn Maintenance	44,000.00	44,000.00		-	-
- Drip Field Maint & Repairs	8,000.00	8,000.00		25,000.00	50,000.00
- Lift Station repairs	3,000.00	3,000.00		-	5,000.00
- Lift Station Preventative Maintenance	2,000.00	2,000.00		8,000.00	3,000.00
- WWTP Repairs/Pump Repairs	17,000.00	17,000.00		12,000.00	17,000.00
- Chemicals	14,300.00	14,300.00		14,300.00	18,000.00
- Electricity	22,000.00	22,000.00		35,000.00	38,000.00
- Sludge Hauling	50,000.00	50,000.00		20,000.00	40,000.00
- Supplies					
- Equipment					
- Equipment Maintenance					
- Fleet Acquisition					
- Fleet Maintenance					
- Fuel					
- Capital Projects	-	-			
- Arrowhead Plant Lease(s)	286,560.00	286,560.00		286,560.00	286,560.00
Big Sky Operations and Maintenance:					
- Routine Operations	23,250.00	19,000.00	19,000.00	19,000.00	26,000.00
- Non-Routine Operations	21,450.00	17,000.00	17,000.00	20,000.00	21,450.00
- Chlorinator Maintenance	1,500.00	-	-	-	-
- Chlorinator Alarm	1,000.00	-	-	-	-
- Meter Calibrations	1,200.00	-	-	-	-
- Lift Station Cleaning	3,000.00	3,000.00		-	-
- Drip Field Maint & Repairs	7,500.00	7,500.00		7,500.00	7,500.00
- Lift Station repairs	2,500.00	2,500.00		-	-
- Lift Station Preventative Maintenance	1,000.00	1,000.00		-	-
- WWTP Repairs/Pump Repairs	5,000.00	5,000.00		5,000.00	15,000.00
- Chemicals	13,000.00	900.00	900.00	2,400.00	18,000.00
- Electricity	20,000.00	15,000.00	15,000.00	1,500.00	38,000.00
- Sludge Hauling	39,000.00	30,000.00	30,000.00	10,000.00	40,000.00
- Supplies	-	-			
Water Reuse Operations					
- System Maintenance & Repair					20,000.00
- Routine Operations					10,000.00
- Non-Routine Operations					10,000.00
- Irrigation					10,000.00
Transfer to Vehicle Replacement Fund	50,545.02	50,545.02		50,545.02	51,908.00
Total Expense	**1,466,755.02**	**1,428,255.02**		**1,283,077.02**	**1,646,518.00**
DEVELOPMENT/CAPITAL					
Revenues					
Developer Reimbursed Costs	567,500.00	567,500.00		195,500.00	370,000.00
Portion of Sales Tax	900,000.00	900,000.00		900,000.00	9 0
Overuse fees	221,841.43	221,841.43		79,077.63	2 0

	FY 2025 Adopted	FY 2025 Amended	Change	FY 2025 Projected	F Pr
Line Extension Fees	-	-			
Reuse Fees	-	-			
FM 150 WWU Line Reimbursement	40,000.00	40,000.00			-
Other Income	40,000.00	40,000.00		40,000.00	40,000.00
PEC	130,000.00	130,000.00		173,634.00	140,000.00
ROW Fees	3,500.00	3,500.00		3,500.00	3,500.00
Cable	130,000.00	130,000.00		126,048.00	130,000.00
TX Gas Franchise Fees	4,250.00	4,250.00		6,216.00	6,000.00
Interest	180,000.00	180,000.00		215,000.00	215,000.00
Total Revenue	**2,217,091.43**	**2,217,091.43**		**1,738,975.63**	**2,004,500.00**
Expense					
- Construction Phase Services HR TEFS 1873-001	15,000.00	15,000.00		40,000.00	5,000.00
- Misc. Planning/Consulting 1431-001	67,500.00	67,500.00		35,000.00	50,000.00
- Planning & Permitting	-	100,000.00		2,000.00	4,000.00
- 2nd Amendment CIP 1881-001	60,000.00	60,000.00		-	-
- Sewer Planning CAD 1971-001	15,000.00	15,000.00		3,000.00	5,000.00
- Water Planning 1982-001	5,000.00	5,000.00		2,000.00	4,000.00
- FM 150 WWU Line 1989-001	40,000.00	40,000.00		1,000.00	12,000.00
- Parallel West Interceptor Design& Cost	-	-			
- Caliterra Plan Review & construction Phase Services 19	15,000.00	15,000.00		35,000.00	12,500.00
- TLAP Renewal application 1732-001					
- Arrowhead PR & Const. Phase Services - 1967-001	10,000.00	10,000.00		2,000.00	2,000.00
- Heritage PID PR & Cons. Phase Services - 1734-001	60,000.00	60,000.00		10,000.00	30,000.00
- Double L Planning & Const. Phase Services - 1743-001	75,000.00	75,000.00		15,000.00	50,000.00
- Cannon Tract - 1842-001	5,000.00	5,000.00			
- Driftwood 522 PR & Const. Phase Services - 1900-001	75,000.00	75,000.00		7,500.00	25,000.00
- Big Sky PR & Const Phase Services - 1913-001	20,000.00	20,000.00		15,000.00	2,500.00
- Driftwood Creek PR & Const Phase Services - 1917-001	35,000.00	35,000.00		7,500.00	25,000.00
- Cannon/Cynosure/Double L Water CCN App. - 2007-001					
- Cynosure-Wild Ridge - 2009-001	25,000.00	25,000.00		20,000.00	20,000.00
- Oryx Cannon 58 Plan Review & CPS - 60972-2	60,000.00	60,000.00		2,000.00	5,000.00
- New Growth Plan Review & CPS - 60972-2	60,000.00	60,000.00		5,000.00	10,000.00
- AHC Apartments - PDD 11					1,000.00
- Arrowhead WWTP & Drip System Install Design					5,000.00
- Heritage/Cannon Lift Station					25,000.00
- Cannon Ranch Gateway Village Plan Review & CPS - 6(	60,000.00	60,000.00			27,500.00
- Effluent HP 1952-001 - Engineering	60,000.00	60,000.00		30,000.00	
- Effluent Holding Pond - Construction					50,000.00
- HRTreated Effluent Fill Station	200,000.00	130,000.00		130,000.00	-
- Parallel West Interceptor	-	-			
- Arrowhead Drain Field	1,800,000.00	1,800,000.00		1,800,000.00	-
- WWTP Water Supply	50,000.00	-		-	-
- WWTP Road Repair	50,000.00	-		-	-
- Arrowhead Capital Projects	500,000.00	500,000.00		500,000.00	-
-Caliterra Reimbursement: Spray Fields	-	353,000.00		353,000.00	-
- South Collector	-	-		45,000.00	
- Water Reuse	-	-		-	240,000.00
- Arrowhead Liftstation Upgrades	-	-		-	150,000.00
- Big Sky Maintenance Building	-	-		-	2,500.00
- Flow Control: Driftwood Golf Course	-	-		-	150,000.00
- GIS Implementation	-	-		-	100,000.00
- Asset Management	-	-		-	150,000.00
- Transfer to Debt Service	-	-		-	2,268,210.50
Total Expense	**3,347,500.00**	**3,645,500.00**		**3,060,000.00**	**3,431,210.50**
TWDB PROJECT					
Revenues					
TXF from TWDB	21,005,000.00	21,005,000.00		445,000.00	1,915,000.00
Total Revenue	**21,005,000.00**	**21,005,000.00**		**445,000.00**	**1,915,000.00**
Expense					

	FY 2025 Adopted	FY 2025 Amended	Change	FY 2025 Projected	F Pr
TWDB Engineering:					
- West Interceptor, SC, LS, FM and TE line 1950-001	150,000.00	150,000.00		130,000.00	210,000.00
- East Interceptor 1951-001	200,000.00	200,000.00		45,000.00	185,000.00
- Reclaimed Water Facility 1953-001	25,000.00	25,000.00		35,000.00	200,000.00
- WWTP Design Assistance					
- So Regional WW System Exp P&M 1923-001	30,000.00	30,000.00		60,000.00	30,000.00
Miscellaneous:					
- Consultants and Legal	100,000.00	100,000.00		195,000.00	1,325,000.00
TWDB Capital Projects:					
- West Interceptor	3,000,000.00	3,000,000.00		-	-
- South Collector, LS and FM and TE Line	3,500,000.00	3,500,000.00		-	-
- East Interceptor	-	-		-	-
- WWTP	14,000,000.00	14,000,000.00		-	-
Total Expense	**21,005,000.00**	**21,005,000.00**		**465,000.00**	**1,950,000.00**
WATER					
Revenue					
Fees:					
- Tap Fees	-	-			
- Impact Fees	-	-			
- Meter Set Fees	3,000.00	3,000.00		3,800.00	3,000.00
- Disconnect Fees	-	-		-	
- Equipment Fees	8,000.00	8,000.00		21,765.00	10,000.00
- Inspection Fees	1,000.00	1,000.00		3,476.00	2,500.00
Rates:					
- Base Rate	40,000.00	40,000.00		125,000.00	125,000.00
- Usage	200,000.00	200,000.00		300,000.00	275,000.00
- Penalties					
Other Revenues	6,000.00	6,000.00		-	6,000.00
TXF from Wastewater Fund					
Total Revenue	**258,000.00**	**258,000.00**		**454,041.00**	**421,500.00**
Expense					
Administrative and General Expense:					
- Regulatory Expense	-	-			
- Planning and Permitting	-	-			
System Operations and Maintenance:					
- Routine Operations	27,500.00	27,500.00		27,500.00	35,000.00
- Non Routine Operations	15,000.00	15,000.00		15,000.00	20,000.00
- System Maintenance & Repair	25,000.00	25,000.00		5,000.00	27,500.00
- Laboratory Testing	-	-			
- Supplies	-	-			
- Water Meters	60,000.00	60,000.00		60,000.00	100,000.00
Operating and Maintenance					
Wholesale Water Purchse - WTCPUA					1,020,000.00
Total Expense	**127,500.00**	**127,500.00**		**107,500.00**	**182,500.00**
ADMINISTRATION					
Revenues					
PEC	-	-			-
ROW Fees	-	-			-
Cable	-	-			-
TX Gas Franchise Fees	-	-			-
Interest	-	-			-
TXF from General Fund	-	-			-
Total Revenue	**-**	**-**		**-**	**-**
Expense					
Administrative and General Expense:					
- Administrative/Billing Expense	66,000.00	66,000.00		38,200.00	-
- Legal Fees	55,000.00	55,000.00		55,000.00	[illegible]0
- Auditing	10,000.00	10,000.00		10,000.00	220 0

	FY 2025 Adopted	FY 2025 Amended	Change	FY 2025 Projected	F Pr
- Software	7,000.00	7,000.00		25,000.00	15,000.00
- IT Equipment & Support	5,000.00	5,000.00		5,000.00	7,000.00
Systems Operations and Maintenance:					
- Phone/Network	18,000.00	18,000.00		12,500.00	
- Equipment	320,000.00	320,000.00		270,000.00	570,000.00
- Equipment Maintenance	11,000.00	11,000.00		5,000.00	15,000.00
- Fleet Acquisition	50,000.00	50,000.00		42,317.00	80,000.00
- Fleet Maintenance	14,000.00	14,000.00		6,000.00	16,000.00
- Fuel	22,000.00	22,000.00		22,000.00	25,000.00
- Laboratory Testing	45,000.00	45,000.00		45,000.00	80,000.00
- SCADA	50,000.00	59,450.00		59,450.00	20,000.00
Supplies	59,500.00	59,500.00		25,000.00	60,000.00
Other Expense					
Public Relations	-	-			
Postage	-	-		15,000.00	30,000.00
Uniforms	11,000.00	11,000.00		5,000.00	15,000.00
Training	20,000.00	20,000.00		10,000.00	25,000.00
Dispatch	3,000.00	3,000.00		-	-
Salaries	711,493.20	711,493.20		598,368.06	800,407.76
Overtime	48,672.00	48,672.00		35,000.00	48,672.00
Taxes	53,169.15	53,169.15		44,715.43	64,255.19
Benefits	70,133.37	70,133.37		58,982.39	84,881.83
Retirement	40,977.10	40,977.10		34,461.87	46,923.90
On Call	26,000.00	26,000.00		26,000.00	26,000.00
Total Expense	**1,716,944.82**	**1,726,394.82**	**-**	**1,447,994.74**	**2,094,140.68**
CONSOLIDATED UTILITY FUND					
Revenue					
Balance Forward	8,730,497.32	8,730,497.32		8,730,497.32	6,754,242.19
Development/Capital	2,217,091.43	2,217,091.43		1,738,975.63	2,004,500.00
TWDB Project	21,005,000.00	21,005,000.00		445,000.00	1,915,000.00
Wastewater	1,686,883.25	1,686,883.25		1,749,300.00	1,687,500.00
Water	258,000.00	258,000.00		454,041.00	421,500.00
Operations	-	-		-	-
Total	**33,897,472.00**	**33,897,472.00**		**13,117,813.95**	**12,782,742.19**
Expense					
Development/Capital	3,347,500.00	3,645,500.00		3,060,000.00	3,431,210.50
TWDB Project	21,005,000.00	21,005,000.00		465,000.00	1,950,000.00
Wastewater	1,466,755.02	1,428,255.02		1,283,077.02	1,646,518.00
Water	127,500.00	127,500.00		107,500.00	182,500.00
Operations	1,716,944.82	1,726,394.82		1,447,994.74	2,094,140.68
Total Expense	**27,663,699.84**	**27,932,649.84**		**6,363,571.76**	**9,304,369.18**
Balance Forward	**6,233,772.16**	**5,964,822.16**		**6,754,242.19**	**3,478,373.00**
TWDB FUND					
Balance Forward	**906.24**	**906.24**		**906.24**	**931.24**
Revenues	21,005,000.00	21,005,000.00		445,000.00	1,915,000.00
Interest	20.00	20.00		25.00	25.00
Total revenue	**21,005,926.24**	**21,005,926.24**		**445,931.24**	**1,915,956.24**
Expenses					
Escrow Fees					
Expenses	21,005,000.00	21,005,000.00		445,000.00	1,915,000.00
Total Expenses	**21,005,000.00**	**21,005,000.00**		**445,000.00**	**1,915,000.00**
Balance Forward	**926.24**	**926.24**		**931.24**	**956.24**
IMPACT FUND					
Bal Forward	**852,770.61**	**852,770.61**		**1,968,660.78**	**260,927.18**
Revenue					
Impact Fees				132,960.00	758,000.00
Impact Fee Deposits					

	FY 2025 Adopted	FY 2025 Amended	Change	FY 2025 Projected	F Pr
Interest Income	45,000.00	45,000.00		25,000.00	20,000.00
Total	**897,770.61**	**897,770.61**		**2,126,620.78**	**1,038,927.18**
Expense					
TXF to Debt Service 2015	670,405.60	670,405.60		670,405.60	
TXF to Debt Service 2019					
TXF to Debt Service 2022				1,195,288.00	
Total expense	**670,405.60**	**670,405.60**		**1,865,693.60**	**-**
Total Bal Forward	**227,365.01**	**227,365.01**		**260,927.18**	**1,038,927.18**
DEBT SERVICE FUND 2015					
Bal Forward	**860,634.56**	**860,634.56**		**862,119.41**	**867,624.25**
Revenue					
TXF from Impact Fund	670,405.60	670,405.60		670,405.60	-
Interest	20,000.00	20,000.00		20,000.00	19,000.00
Total Revenue	**1,551,040.16**	**1,551,040.16**		**1,552,525.01**	**886,624.25**
Expenses					
Debt Payment 2015	684,900.76	684,900.76		684,900.76	670,405.60
Total Expense	**684,900.76**	**684,900.76**		**684,900.76**	**670,405.60**
Balance Forward	**866,139.40**	**866,139.40**		**867,624.25**	**216,218.65**
DEBT SERVICE FUND 2013					
Bal Forward	**125,421.54**	**125,421.54**		**102,532.89**	**107,420.39**
Revenue					
TXF from HOT	90,375.00	90,375.00		90,375.00	92,055.00
Interest	20,000.00	20,000.00		3,000.00	3,000.00
Total	**235,796.54**	**235,796.54**		**195,907.89**	**202,475.39**
Expense					
Tax Series 2013	88,487.50	88,487.50		88,487.50	90,375.00
Total Expenses	**88,487.50**	**88,487.50**		**88,487.50**	**90,375.00**
Balance Forward	**147,309.04**	**147,309.04**		**107,420.39**	**112,100.39**
DEBT SERVICE FUND 2019					
Bal Forward	**1,103,641.63**	**1,103,641.63**		**1,122,650.72**	**102,117.72**
Revenue					
TXF from Impact Fees					1,073,553.00
Interest	20,000.00	20,000.00		23,000.00	20,000.00
Total	**1,123,641.63**	**1,123,641.63**		**1,145,650.72**	**1,195,670.72**
Expense					
Tax Series 2019	1,043,533.00	1,043,533.00		1,043,533.00	1,073,553.00
Total Expenses	**1,043,533.00**	**1,043,533.00**		**1,043,533.00**	**1,073,553.00**
Balance Forward	**80,108.63**	**80,108.63**		**102,117.72**	**122,117.72**
DEBT SERVICE FUND 2022					
Bal Forward	**1,195,168.50**	**1,195,168.50**		**158,388.14**	**186,908.14**
Revenue					
TXF from Impact Fees				1,195,288.50	1,194,657.50
Interest				25,000.00	15,000.00
Total	**1,195,168.50**	**1,195,168.50**		**1,378,676.64**	**1,396,565.64**
Expense					
Tax Series 2022	1,191,768.50	1,191,768.50		1,191,768.50	1,191,177.50
Total Expenses	**1,191,768.50**	**1,191,768.50**		**1,191,768.50**	**1,191,177.50**
Balance Forward	**3,400.00**	**3,400.00**		**186,908.14**	**205,388.14**
DEBT SERVICE FUND 2025					

	FY 2025 Adopted	FY 2025 Amended	Change	FY 2025 Projected	FY [illegible] Proposed
Bal Forward	-	-		-	**14,146,913.86**
Revenue					
TXF from Bomd Proceeds	-	-		14,021,913.86	-
Interest				125,000.00	-
Total	**-**	**-**		**14,146,913.86**	**14,146,913.86**
Expense					
- Old Fothugh Road	-	-			
- Stephenson Bldg & Parking	-	-			
- Maintenacne Facility	-	-			
- Street Improvements	-	-			690,948.00
- Transportation Improvements	-	-			
- Other	-	-			
Total Expenses	**-**	**-**		**-**	**-**
Balance Forward	**-**	**-**		**14,146,913.86**	**14,146,913.86**
PEG FUND					
Balance Forward	**154,185.10**	**154,185.10**		**154,377.80**	**188,577.80**
Revenues					
TWC	30,000.00	30,000.00		30,000.00	30,000.00
Interest Income	4,000.00	4,000.00		4,200.00	4,000.00
Total Revenues	**188,185.10**	**188,185.10**		**188,577.80**	**222,577.80**
Expense				-	-
TXF to Event Center	-	-		-	-
Total Expense	**-**	**-**		**-**	**-**
Balance Forward	**188,185.10**	**188,185.10**		**188,577.80**	**222,577.80**
RESERVE FUND					
Balance Forward	**2,744,859.25**	**2,744,859.25**		**2,946,163.00**	**3,536,163.00**
Revenue					
TXF from General Fund	300,000.00	300,000.00		500,000.00	500,000.00
Interest	75,000.00	75,000.00		90,000.00	75,000.00
Total	**3,119,859.25**	**3,119,859.25**		**3,536,163.00**	**4,111,163.00**
Expense					
Expense	-	-		-	-
Total Expense	**-**	**-**		**-**	**-**
Balance Forward	**3,119,859.25**	**3,119,859.25**		**3,536,163.00**	**4,111,163.00**
TIRZ 1					
Balance Forward	**121,804.14**	**177,204.14**		**177,204.14**	**369,576.60**
Revenues					
City AV	219,023.80	219,023.80		221,002.01	352,304.87
County AV	346,013.11	346,013.11		372,226.77	372,226.77
City for GAP Escrow					
Interest Income	20,000.00	20,000.00		30,000.00	20,000.00
EPS Reimbursements					
Total Revenue	**706,841.05**	**762,241.05**	**-**	**800,432.92**	**1,114,108.24**
Expense					
TIRZ Expense					
Project Management/Misc. Costs	16,000.00	16,000.00		16,000.00	21,000.00
Project Administration P3 Works	8,000.00	8,000.00		8,000.00	8,000.00
Legal Fees					
Projects:					
- Town Center					45,000.00
- Old Fithugh Road					130,869.75
- Downtown Parking					[illegible]0

	FY 2025 Adopted	FY 2025 Amended	Change	FY 2025 Projected	F Pr
- Stephenson Building					19,375.00
- Downtown Master Plan (Road/Sidewalk/Drainage)					90,125.00
- Library					250,000.00
- Creek Road					45,000.00
EPS					
MAS	-	-			
HDR	52,500.00	52,500.00		52,500.00	
TJKM - Grant Writing					
Buie - PR					
Misc. Consulting	155,000.00	155,000.00		31,135.16	15,000.00
Creation Cost Reimbursements					
TXF to GAP Escrow					
TXF to General Fund		50,000.00		50,000.00	
Series 2025 TIRZ I Allocation	-	-		273,221.16	272,491.21
Stakeholder Reimbursement	-	-			
Total Expense	**231,500.00**	**281,500.00**	**-**	**430,856.32**	**911,860.96**
Balance Forward	**475,341.05**	**480,741.05**	**-**	**369,576.60**	**202,247.28**
TIRZ 2					
Balance Forward	**1,979,387.49**	**2,068,387.49**		**2,068,387.49**	**2,846,227.78**
Revenue					
Interest Income	30,000.00	30,000.00		40,000.00	30,000.00
City AV	356,542.34	356,542.34		365,006.60	353,280.23
County AV	596,658.45	596,658.45		712,108.00	712,108.00
Total Revenue	**2,962,588.28**	**3,051,588.28**	**-**	**3,185,502.09**	**3,941,616.01**
Expense					
Project Management/Misc. Costs	16,000.00	16,000.00		16,000.00	21,000.00
Project Administration P3 Works	8,000.00	8,000.00		8,000.00	8,000.00
Legal					
Projects:					
- Town Center					15,000.00
- Old Fithugh Road					43,623.25
- Downtown Parking					5,000.00
- Stephenson Building					19,375.00
- Downtown Master Plan (Road/Sidewalk/Drainage)					90,125.00
- Library					250,000.00
- Creek Road					45,000.00
MAS					
HDR	17,500.00	17,500.00		17,500.00	
Misc. Consulting	95,000.00	95,000.00		95,000.00	15,000.00
Creation Cost Reimbursements	.	.			
TXF to General Fund		50,000.00		50,000.00	
Series 2025 TIRZ II Allocation	-	-		152,774.31	152,366.15
Stakeholder Reimbursement	-	-			
Total Expense	**136,500.00**	**186,500.00**	**-**	**339,274.31**	**664,489.40**
Balance Forward	**2,826,088.28**	**2,865,088.28**	**-**	**2,846,227.78**	**3,277,126.61**
VEHICLE REPLACEMENT FUND					
Balance Forward	**317,116.00**	**317,116.00**		**317,116.00**	**514,650.65**
Revenue					
TXF from General Fund	115,083.55	115,083.55		115,083.55	162,679.00
TXF from DSRP	31,906.08	31,906.08		31,906.08	19,469.00
TXF from WWU	50,545.02	50,545.02		50,545.02	51,908.00
Total Revenue	**514,650.65**	**514,650.65**		**514,650.65**	**748,706.65**
Expense					
Vehicle Replacement				-	-
Total Expense	**-**	**-**		**-**	**-**
Balance Forward	**514,650.65**	**514,650.65**		**514,650.65**	**748,706.65**

Name- Michelle Fischer	Dept/Board- City Administration

Training/Travel City Administrator

Item Priority	Item Description	Vendor	Justification	Date/Location	Cost per Unit	# of Units	Unit Type	Total ($)	Registration	Hotel	Mileage/Air	Per Diem
1	TX Municipal League		prof dev	10/29/25 to 10/31/25 in Ft Worth		1	conf reg	**$1,245.00**	$350.00	$ 675.00	n/a	$ 220.00
2	TX City Managers Association		prof dev			1	annual dues	**$1,200.00**				
3	Misc Seminars/Workshops		prof dev					**$1,000.00**				
								Total Training/Travel Request:		**$3,445.00**		

Training/Travel Deputy City Administrator I

Item Priority	Item Description	Vendor	Justification	Date/Location	Cost per Unit	# of Units	Unit Type	Total ($)	Registration	Hotel	Mileage/Air	Per Diem
1	TX Municipal League		prof dev	10/29/25 to 10/31/25 in Ft Worth		1	conf reg	**$1,245.00**	$ 350.00	$ 675.00	n/a	$ 220.00
2	TX City Managers Association		prof dev			1	annual dues	**$1,200.00**				
3	Misc Seminars/Workshops		prof dev					**$1,000.00**				
								Total Training/Travel Request:		**$ 3,445.00**		

Training/Travel Deputy City Administrator II in Finance Dept Request

	mileage stipend		reimb travel	5000	2		10,000	
	phone stipend		reimb phone	50	12		600	
								$10,600

Name- Shane Pevehouse | **Dept/Board-** Building Department

IT Hardware Cost				IT Needs $900/$1,700	$500/$1,180	$700	$264	$276	$325					
Priority	**Position Title/Description**	**Proposed Salary**	**Justification**	**Computer/Laptop** Yes/No	**Cell/Tablet** Yes/No/Both	**Work Station** Docking Station 2 Mtrs.	**Ring Central Line**	**MSO365 E1 or E3**	**Adobe/Pro**	**Other/ Peripherals**	**Cost Per Unit**	**# of Units**	**Total ($)**	
Pending admin approval	Administrative Assistant		In FY '24 we hired a full-time Environmental Health Inspector. The new inspector has revamped the departments documents and requirements to align with the state regulations. The additional requirements have significantly increased the administrative burden and has not reduced the speed of reviews or inspections.	$1,700	N/A	$700	$264	$276	$325	Dual monitor	$900	1	**$4,166**	If this posotion backfills the open permit tech spot, there is no need for this line item.
1	Code Enforcement Ipad (Russell)	$0	Code Enforcement will be transitioning to an MGO module in the fall and will need iPads in order to complete inspections and record results in the field. (**Russell**)	$0	$1,300	$0	$0	$0	$0	Case, strap	$1,300	1	**$1,300**	
1	Building Inspector Trainee ipad (Hannah)	$0	iPad is needed to conduct and record building inspections.(**Hannah**)	$0	$1,300	$0	$0	$0	$0	Case, strap	$1,300	1	**$1,300**	
2	Permit Tech button for lobby door access.	$0	City staff that do not work at Development Services must be let in by a permit tech with their app or by walking around to the door. Giving access to allow manually opening the door is a security issue if the doors are opened accidently. The IT Director coordinated with the vendor to identify this solution. (**Buildng Staff**)	$0	$0	$0	$0	$0	$0	Button	$900	1	**$900**	This may be covered by FY '25 funds.
2	Dual monitor w/stand	$0	Permit techs need two monitors in order to have MGO open on one screen and review submitted application documents on the other. Currently Rebecca Hampton is using one monitor with her screen split, which reduces productivity due to the size of the print on the screen. All other department staff utilize two monitors. (**Hampton**)	$0	$0	$0	$0	$0	$0	Dual monitor with stand	$900	1	**$900**	
~~2~~	~~Cell booster~~	$0	~~We've had great success with the cell boosters that were purchased for inspectors. The addition of 2 new vehicles for inspectors requires 2 cell boosters in order to increase coverage and allow inspectors to access plans and conduct inspections through our online portal. (**New Code Enforcement vehicle and Building Inspector Trainee vehicle**)~~	$0	$0	$0	$0	$0	$0	~~Cell booster~~	~~$ 600.00~~	~~2~~	~~**$1,200**~~	

3	Webcam	$0	Most employees have work stations and do not work with their laptops open. Cameras are needed to facilitate online meetings without reconfiguring desks to open their laptop. (**Danny, Foxhoven, Jose, Russell**)	$0	$0	$0	$0	$0	$0	Webcam	$75	4	**$300**
3	65" smart tv	$0	The TV in the Development Services conference room came with the building. It has issues connecting to computers and randomly turns off requiring a hard reset. This TV is to replace the original. The TV is used frequently during staff meetings and pre-construction meetings. (**Development Services**)	$0	$0	$0	$0	$0	$0	Smart TV	$800	1	**$800**
											Total IT Hardware Request:		**$10,866**

Training/Travel Priority	Item Description	Vendor	Justification	Date/Location	Registration fee	# of Units	Unit Type	Total ($)	Hotel	Mileage/Air	Per Diem	Total Travel Cost	
1	Residential Electrical Training	Construction Exam Center	Training needed to increase knowledge and allow Hannh to be independent and effective at residential electrical inspections. (**Hannah**)	TBD	$1,050	1	Course	**$1,050**	$900	$400	$400	**$2,750**	
1	Residential Electrical test	ICC	Certification test (**Hannah**)	Virtual	$240	1	Test	**$240**	$0	$0	$0	**$240**	
1	Residential Plumbing Training	Construction Exam Center	Training needed to increase knowledge and allow Hannh to be independent and effective at plumbing inspections. This is the first in a series of courses that are required to pass the TSBPE exam. (**Hannah**)	TBD	$1,050	1	Course	**$1,050**	$900	$400	$400	**$2,750**	
1	Residential Plumbing test	ICC	Certification test (**Hannah**)	Virtual	$240	1	Test	**$240**	$0	$0	$0	**$240**	
1	Water System Protection Specialist	Bobby Duran www.pcetx.com	100 hours towards the required 300 hours of training required to take the TSBPE exam. (**Hannah**)	TBD	$650	1	Course	**$650**	$900	$400	$400	**$2,350**	
1	Medical Gas and Vacuum	Bobby Duran www.pcetx.com	100 hours towards the required 300 hours of training required to take the TSBPE exam. (**Hannah**)	TBD	$650	1	Course	**$650**	$900	$400	$400	**$2,350**	
1	Multipurpose Residential Fire Protection Specialist	Bobby Duran www.pcetx.com	100 hours towards the required 300 hours of training required to take the TSBPE exam. (**Hannah**)	TBD	$650	1	Course	**$650**	$900	$400	$400	**$2,350**	
1	Texas State Board of Plumbing Examiners Inspector Training	Texas Plumber Prep	Training needed to increase knowledge and prepare Hannah to pass the TSBPE exam. (**Hannah**)	TBD-Texas	$500	1	Course	**$500**	$900	$400	$400	**$2,200**	
1	Texas State Board of Plumbing Examiners Inspector test	TSBPE	Certification test (**Hannah**)	TBD-Texas	$55	1	Test	**$55**	$0	$150	$0	**$205**	
5	Internation Property Maintenance Code	TEEX	Training to become more familiar with Property Maintenance Code which is directly tied to enforcing adopted codes. (**Mark**)	TBD	$495	1	Course	**$495**	$900	$400	$400	**$2,195**	(Working with TEEX to host at DSRP; will be free for staff)
2	Code Enforcement Conference	Code Enforcement Association of Texas	Training, CEUs, and professional development. (**Mark**)	TBD	$900	1	Conference	**$900**	$900	$400	$400	**$2,600**	
1	Commercial Mechanical training	Construction Exam Center	Training for commercial electrical inspections. This will allow the city to assume more commercial inspections in house. (**Jose**)	TBD	$1,050	1	Course	**$1,050**	$900	$400	$400	**$2,750**	

1	Commercial Mechanical test	ICC	Certification test (**Jose**)	Virtual	$305	1	Test	**$305**	$0	$0	$0	**$305**
1	Commercial Electrical training	Construction Exam Center	Training for commercial electrical inspections. This will allow the city to assume more commercial inspections in house.(**Jose**)	TBD	$1,050	1	Course	**$1,050**	$900	$400	$400	**$2,750**
1	Commercial Electrical test	ICC	Certification (**Jose**)	Virtual	$305	1	Test	**$305**	$0	$0	$0	**$305**
2	Building Professional Institute Conference	Building Professional Institute	Training, CEUs, and professional development (**Jose**)	Austin	$540	1	Conference	**$540**	$0	$300	$0	**$840**
2	Building Professional Institute Conference	Building Professional Institute	Training, CEUs, and professional development (**Mark**)	Virtual	$540	1	Conference	**$540**	$0	$0	$0	**$540**
2	Building Professional Institute Conference	Building Professional Institute	Training, CEUs, and professional development (**Russell**)	Virtual	$540	1	Conference	**$540**	$0	$0	$0	**$540**
2	Building Professional Institute Conference	Building Professional Institute	Training, CEUs, and professional development (**Hampton**)	Virtual	$540	1	Conference	**$540**	$0	$0	$0	**$540**
2	Building Professional Institute Conference	Building Professional Institute	Training, CEUs, and professional development (**Foxhoven**)	Austin	$540	1	Conference	**$540**	$0	$300	$0	**$840**
2	Building Professional Institute Conference	Building Professional Institute	Training, CEUs, and professional development (**Hannah**)	Austin	$540	1	Conference	**$540**	$0	$300	$0	**$840**
2	Building Professional Institute Conference	Building Professional Institute	Training, CEUs, and professional development (**Barrell**)	Austin	$540	1	Conference	**$540**	$0	$300	$0	**$840**
1	ICC Zoning Inspector study course	ICC Training	Req. for AACE Certified Code Enf. Officer (**Russell**)	On-line	$69	1	Course & Exam	**$69**	$0	$0	$0	**$69**
1	ICC Zoning Inspector test	ICC test	Req. for AACE Certified Code Enf. Officer (**Russell**)	On-line	$240	1	Exam	**$240**	$0	$0	$0	**$240**
1	Code Enforcement 2/CEAT Business Conference	CEAT	Training, CEUs, and professional development (**Russell**)	2026 - Texas	$550	1	Course	**$550**	$900	$400	$400	**$2,250**
1	CODS Chambers of Commerce Leadership Prog.	DS Cambers of Commerce	Work w/business owners everyday (**Russell**)	September	$1,000	1	Training	**$1,000**	$0	$0	$0	**$1,000**
Pending admin approval	Permit Technician training	Construction Exam Center	Training needed to get the new admin assistant familiar with permits and Building Department operations. (**Admin Assistant**)	TBD	$1,050	1	Course	**$1,050**	$900	$400	$400	**$2,750**
Pending admin approval	Permit Technician test	ICC	Certification test (**Admin Assistant**)	Virtual	$305	1	Test	**$305**	$0	$0	$0	**$305**
1	Building Official Association of Texas (BOAT) Conference	Building Professional Institute	Training, CEUs, and professional development (**Shane**)	TBD-Texas	$540	1	Conference	**$540**	$900	$400	$400	**$2,240**
1	Residential Plumbing training	Construction Exam Center	Training needed to increase knowledge and allow Hannh to be independent and allow Shane to make code determinations, policy changes and conduct inspections. This is the first in a series of courses that are required to pass the TSBPE exam. (**Shane**)	TBD	$1,050	1	Course	**$1,050**	$900	$400	$400	**$2,750**
1	Residential Plumbing test	ICC	Certification test (**Shane**)	Virtual	$305	1	Test	**$305**	$0	$0	$0	**$305**
4	Texas State Board of Plumbing Examiners Inspector Training	Texas Plumber Prep	Training needed to increase knowledge and prepare Shane to pass the TSBPE exam. (**Shane**)	TBD-Texas	$500	1	Course	**$500**	$900	$400	$400	**$2,200**
4	Texas State Board of Plumbing Examiners Inspector test	TSBPE	Certification test (**Shane**)	TBD-Texas	$55	1	Test	**$55**	$900	$400	$400	**$1,755**
4	Water System Protection Specialist	Bobby Duran www.pcetx.com	100 hours towards the required 300 hours of training required to take the TSBPE exam. (**Shane**)	TBD	$650	1	Course	**$650**	$900	$400	$400	**$2,350**
4	Medical Gas and Vacuum	Bobby Duran www.pcetx.com	100 hours towards the required 300 hours of training required to take the TSBPE exam. (**Shane**)	TBD	$650	1	Course	**$650**	$900	$400	$400	**$2,350**

4	Multipurpose Residential Fire Protection Specialist	Bobby Duran www.pcetx.com	100 hours towards the required 300 hours of training required to take the TSBPE exam. (**Shane**)	TBD	$650	1	Course	**$650**	$900	$400	$400	**$2,350**
2	OSSF Training and Continuing Education	TOWW	Training, CEUs, and professional development for on-site wastewater. (**Danny**)	TBD	$540	1	Conference	**$540**	$800	$300	$300	**$1,940**
2	Environmental Health Inspector Continuing Education	CTEHA	Training, CEUs, and professional development for health inspections. (**Danny**)		$175	1	Conference	**$175**	$800	$300	$300	**$1,575**
											Training/Travel Total:	**$57,749**

IT/Software Request:	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
1	Permitting Software	MGO	Continued use of permitting software. New fee schedule will include a technology fee for each permit issued to offset the ongoing cost. (**Department**)	$1600/month	12	Subscription	$19,200
1	Investigative software	Tracers	Used to conduct Code Enforcement investigations. Thte Planning Department routinely uses thte software as well.(**Code Enforcement**)	$100/month	12	Subscription	$1,200
1	ICC Premium Complete Access to I-Codes	ICC	Year's access to tools for copying and printing code sections for over 1800 code books (allows concurrent access for multiple users) (**Building Inspectors**)	$675.00	1	Annual Subscription to Code Books	$1,350
1	ICC Municipal Subscription	ICC	Access to codes, testing, and other resources. Subscription includes discounts on tests, books, and other materials. We make enough purchases through training and certifications that we save more than the subscription cost.	$450	1	3-year subscription	$450
1	Plan review software	Blue Beam	Blue Beam is used across the construction industry for markups, measuring distance, calculating volume, digital stamping and signing, and text conversion and search. Time required for reviewing Health and OSSF plans would be reduced by incorporating this technology.	$440	1	Subscription	$440
						IT/Software Total:	**$22,640**

Office Equipment Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
1	Pentax Binoculars (**Russell**)	Amazon	Needed for wall sign inspections. The ladders that the inspectors carry are 10' folding ladders were not purchased for conducting sign inspections. Binoculars are needed so the inspectors can see details that are not visible from the ground.	$120	1	Binoculars	$120

1	Wave Cell T2 Max Safety Helmet	Safewerks	Updated hardhats are needed due to working in and around construction sites. This model is recognized by OSHA and Tahuahua endorsed.	$170	10		$1,700
1	Lamotte Pro 7 digital pool testing kit	Amazon	Conducting annual and complaint driven inspections of commercial pools.	$218	1	Kit	$218
1	Kanto PDX650 Wall Mount	Amazon	We will be mounting our Vibe board on the wall and giving our Vibe Cart to City Hall to use in the new conference room. This will prevent purchasing an additional Vibe Cart at $899.	$180	1	Wall Mount	$180
2	Heavy card stock paper for OSSF and Health permits	Amazon	Permits issued by Environmental Health need to be on colored heavy weight paper (**Danny**)	$14	4	Heavy card stock paper	$56
2	Sharpies Multicolor Chisel Tip, Pack of 8 (**Hannah**)	Amazon	Mark deficiencies during inspections	$10	1	Markers	$10
2	Manilla folders for Environmental Health	Amazon	Tracking and storage of permits	$32	1	Manilla folders	$32
						Office Equipment Total:	**$2,316**

Vehicles Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
1	1/2 ton truck for Health Inspector	TBD	The Environmental Health Inspector is sharing vehicles with Code Enforcement and the Permit Techs. He needs his own vehicle and he conducts multiple septic and healtch inspections per day (**Danny**)	$55,000	1	1/2 ton truck	$55,000
2	Bed cover	Amazon	A bed cover is needed for the new truck to prevent debris from flying out of it. Impounded signs are the most common item that will be in the bed and we've had instances where signs flew out of the bed at highway speeds and almost hit other vehicles.	$1,200	1	Bed cover	$2,400
1	Light bar	TBD	Safety - a light bar is needed to identify when inspectors are out of the vehicle and ensure other drivers are aware of foot traffic. New lights are needed for the Bronco, Terrain, Blazer, new truck, and new SUV	$700	5	light bar	$3,500
1	1/2 ton truck for Code Enforcement	TBD	The new Building Inspector Trainee will need her own vehicle once she is certified to conduct inspections on her own. She will take the Maverick and Code Enforcment will will get the 1/2 ton truck. Currently the Building Department doesn't have enough vehicles to facilitate inspections for 2 building inspectors, 1 health inspector, lighting inspections, and 2 Code Enforcement Officers.	$55,000	1	SUV	$55,000

2	Car wash subscription	Club Carwash	We've had a subscription for 2 years and they are used weekly to clean and vacuum the vehicles. Due to the nature of our inspections, we are frequently in areas that are not fully paved or the streets are dirty from construction. Paying for the inspectors to hand wash the cars weekly is more expensive on an hourly basis that a car wash. Hand washing also reduces the inspectors time to be in the field inspecting or in the office managing administrative tasks.	$25/month	6		$1,800
3	Floor mats	Amazon	Inspectors need upgraded floor mats to keep the carpet from getting damaged. All current vehicles have after market floor mats to keep them clean.New truck and new SUV.	$250	2	Floor mats	$500
4	New tires for the Maverick	O'Mallys	All terrain tires are needed to reduce incidents of getting stuck	$300	4	Tires	$1,200
						Vehicle Total:	**$117,700**

Clothing Allowance Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
1	Branded shirts x 3 for each staff member	Mongraming & ETC	Professional appearance and easily idenfitiable city affiliation when conducting inspections and investigations. Keeps the sun and sweat out of our eyes. Quanitity is needed due to the hats becoming dirty and stained quickly.	$60	30	Clothing	$1,800
1	Safety Boots for inspectors and Code Enforcement	Cavenders	Safety Boots are needed due to working in and around construction sites. Lighting inspectors do not need safety boots as their site visits are always conducted when the projects are near completion.	$180	6	Pair	$1,080
1	Branded hats for staff members.	Mongraming & ETC	Professional appearance and easily idenfitiable city affiliation when conducting inspections and investigations. Keeps the sun and sweat out of our eyes. Quanitity is needed due to the hats becoming dirty and stained quickly. Stained and dirty hats detract from the neat and clean appearance we want to maintain across the city.	$360	2	Box of 24 hats	$720
						Clothing Total:	**$3,600**

Total Dept budget request: **$214,871**

Dripping Springs Ranch Park
Proposed FY 2024 Departmental Budget

GL Account	Description	FY 2024 Proposed	FY 2024 Adopted	FY 2024 Amended	FY 2025 Proposed	FY 2025 Adopted	FY 2026 Amended	FY 2026 Proposed	FY 2026 Adopted	Notes
Revenues										
	Transfers In									
	TXF from Ag Facility	-			-			-		
	TXF from HOT	300,000.00			320,000.00			330,000.00		2025: Outdoor Arena, Roof Ceiling, Light/HVAC Controls
	TXF for RV/ Parking Lot HOT									
	TXF for Drainage & Road Improvements HOT									
	TXF from General Fund									
	TXF from CLFRF									
	TXF from Landscape Fund									
	Total Transfers In	**300,000.00**			**320,000.00**			**330,000.00**		
	Co-Sponsored Events									
	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		
	Total Co-Sponsored Events	**12,025.00**			**12,025.00**			**12,025.00**		
	Sponsorships & Donations									
	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			10,500.00			10,000.00		
	General Donations									
	Total Sponsorships & Donations	**40,250.00**			**40,250.00**			**39,750.00**		
	DSRP Events									
	Riding Series	82,000.00			32,000.00			38,000.00		
	Community Events (Spring & Fall Event)	2,000.00			2,000.00			8,000.00		Haunted House, Fall Fest, Eggstravaganza
	Total DSRP Events Income	**84,000.00**			**34,000.00**			**46,000.00**		
	DSRP Education & Programming									
	Coyote Kids Nature Camp	137,100.00			137,100.00			140,000.00		
	Tween Scene	2,000.00			2,000.00			4,000.00		
	Afterschool				$35,000			$35,000		50% capacity first year
	School Year Archery	$ 8,100.00			$ 10,000.00			$ 10,000.00		50% capacity first year
	Family Programming	-			3,000.00			3,000.00		Family Campouts Nerf Nights
	Adult Programs	3,000.00			2,000.00			2,000.00		Adult Photography, Cooking…..
	Nature Walks-Master Naturalists	$ 2,000.00			$ 1,000.00			$ 500.00		Master Naturalist Programming
	Total DSRP Education & Programming Income	**152,200.00**			**190,100.00**			**194,500.00**		
	Main Event Center & Park Fees									
	Event Facility Rental (Entire Park & Event Ctr.) - $18,000.00	18,000.00			18,000.00			22,000.00		
	Main Indoor Arena Rental - $40,000.00	40,000.00			40,000.00			35,000.00		
	Special Event Room Rental (Large) - $20,000.00	20,000.00			20,000.00			32,000.00		
	Main Concessions Stand - $5,000.00	5,000.00			5,000.00			5,000.00		
	VIP Box Rentals $500.00	500.00			500.00			500.00		
	Outdoor Arena - $5,000.00	5,000.00			5,000.00			500.00		
	Field Rental + Ranch House Grounds- $3,000.00	3,000.00			3,000.00			3,000.00		
	*Special Event Room Rental (Small) - Addition - $12,000.00	12,000.00			12,000.00			8,000.00		
	*Small Indoor Arena - Addition - $5,000.00	5,000.00			5,000.00			5,000.00		
	*Concession Stand- Addition - $5,000.00	5,000.00			5,000.00			500.00		
	Security Deposits & Other Liabilities									
	RV Site Fee	18,000.00			18,000.00			18,000.00		
	Camping Site Fee	1,000.00			1,000.00			1,000.00		
	Total Main Event Center & Park Fees	**132,500.00**			**132,500.00**			**130,500.00**		
	Small Barn Layover & Boarding									
	Small Barn Boarding-$7,200.00	7,200.00			-			-		Small Barn Boarding closed
	Layover Stalling (Paddocks)-tbd									
	Total Small Barn Layover & Boarding Fees	**7,200.00**			**-**			**-**		

Dripping Springs Ranch Park
Proposed FY 2024 Departmental Budget

GL Account	Description	FY 2024 Proposed	FY 2024 Adopted	FY 2024 Amended	FY 2025 Proposed	FY 2025 Adopted	FY 2026 Amended	FY 2026 Proposed	FY 2026 Adopted	Notes
	Livestock Pen Rental									
	Horse Stall Rentals-$22,000.00	29,000.00			29,000.00			33,500.00		
	Hog/Pig Pen Rentals-$2,000.00	-			-			-		
	Cattle Panel Rentals-$1,000.00	1,000.00			1,000.00			-		
	Total Livestock Pen Rental Fees	**30,000.00**			**30,000.00**			**33,500.00**		
	Equipment Rental									
	Equipment Rental	6,000.00			6,000.00			10,000.00		
	*Table Rentals									
	*Chair Rentals									
	Electrical & Extension Cords									
	Portable Bleacher Rentals									
	Total Equipment Rental Fees	**6,000.00**			**6,000.00**			**10,000.00**		
	Merchandise Sales									
	Shavings - $ 15,000.00	20,000.00			20,000.00			20,000.00		
	Retail: DSRP Hats, Tees-$500.00	500.00			500.00			500.00		
	Sales Tax $900.00	1,565.20			1,565.20			2,000.00		
	Peak Beverage							1,500.00		
	Total Merchandise Sales Revenues	**22,065.20**			**22,065.20**			**24,000.00**		
	Riding Permits									
	Annual Park Pass - $4,500.00	9,000.00			9,000.00			9,000.00		
	Day Pass - Indoor - $500.00	500.00			500.00			1,000.00		
	Total Riding Permit Revenues	**9,500.00**			**9,500.00**			**10,000.00**		
	MISC.									
	Staff Fees for Events	3,000.00			3,000.00			3,500.00		
	Misc. Fees	1,000.00			1,000.00			1,200.00		
	Cleaning Fees	25,000.00			25,000.00			20,000.00		
	Other Income	500.00			500.00			500.00		
	Interest Income	600.00			600.00			-		get from Shawn
	Total Livestock Pen Rental Fees	**30,100.00**			**30,100.00**			**25,200.00**		
	Total Revenues	**825,840.20**			**826,540.20**			**855,475.00**		
Expenditures										
	Advertising									
	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									
	Total Advertising	**15,000.00**			**15,000.00**			**15,000.00**		
	Event Center Professional Memberships									
	The League of Agriculture & Equine Centers	290.00			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			437.50			-		on PCS Budget
	Total Event Center Professional Memberships	**727.50**			**727.50**			**-**		
	Staff Development, Training and Education									
	The League of Agriculture Conference	$2,300								
	Footing Academy Training & Certification									Kiser coming to Ranch Park--ALL STAFF - not participating this year
	Maintenance Training	$2,000								Moved to PCS
	NRPA Conference	$6,000			$8,000			$0		Moved to PCS

Dripping Springs Ranch Park
Proposed FY 2024 Departmental Budget

GL Account	Description	FY 2024 Proposed	FY 2024 Adopted	FY 2024 Amended	FY 2025 Proposed	FY 2025 Adopted	FY 2026 Amended	FY 2026 Proposed	FY 2026 Adopted	Notes
	ANCA Training				$4,000			$0		Moved to PCS
	Event Based Training				$2,500			$0		Moved to PCS
	TRAPS Maintenance Rodeo	300.00						-		Moving to Parks Maintenance
	TRAPS Annual Conference	1,200.00			1,200.00			-		Moved to PCS
	Heavy Equipment Training & Certification	600.00								Moving to Parks Maintenance
	Total Staff Development, Training and Education	**$12,400**			**$15,700**			**$0**		
	Dues, Fees and Subscriptions									
	General -	4,000.00			4,000.00			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		
	Total Dues, Fees and Subscriptions	**4,400.00**			**4,400.00**			**5,000.00**		
	DSRP On-Call	**10,400.00**								**shifting to parks budget**
IMPROVEMENTS (CIP)										
	DSRP Event Center Improvements									
	FY 2022-Ticket + Show Office+ Office Renovation Phase I - $16,000									
	Outdoor Playscape Cover	40,000.00								per council member request
	Main Restroom Remodel	100,000.00								HOT
	Storage Shelving in Maintenance Bay and Office	5,000.00								DSRP Pay
	Storage Barn/Expansion (Panels & Equipment Storage)									
	Event Center Air Circulation Improvement, Large Ventilation Fans	150,000.00								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
	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)	60,000.00								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
	Total DSRP Event Center Improvements	**355,000.00**			**370,000.00**			**698,250.00**		
	DSRP Improvements									PCS took over DSRP Park Projects
	General Improvements									
	FY 2020 - Drainage Repair $110,000									Complete
	FY 2021-Arena Audio Equipment - $20,000									Pending Bid (May be covered in FY22)
	FY 2022 - Drainage Repair Phase I									Complete

Dripping Springs Ranch Park
Proposed FY 2024 Departmental Budget

GL Account	Description	FY 2024 Proposed	FY 2024 Adopted	FY 2024 Amended	FY 2025 Proposed	FY 2025 Adopted	FY 2026 Amended	FY 2026 Proposed	FY 2026 Adopted	Notes
	FY 2022 - Drainage Repair Phase 2									HOT Request
	FY 2022 - Drainage Repair Phase 3 - $75,000									HOT Request
	Total Sports & Rec. Park Improvements	-			-			-		
	Total Improvements	**355,000.00**			**370,000.00**			**698,250.00**		
MAINTENANCE										
	Event Center General Maintenance and Repair									
	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			12,000.00			18,000.00		Every other year we have to level arena
	Lift Station Maintenance	12,000.00			12,000.00			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									
	Total Gen. Maint	**109,000.00**			**109,000.00**			**108,000.00**		
	Stall Cleaning & Repair									
	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		
	Total Stall Cleaning & Repair	**4,000.00**			**4,000.00**			**4,000.00**		
	Small Barn Maintenance									
	Repair of Steer Holding Pens -$2,000.00									
	Estimated Cost of Maintenance (fixtures, plumbing, electrical, fencing, base material)-$2,500.00	2,500.00			2,500.00			-		
	Total Small Barn Maintenance	**2,500.00**			**2,500.00**			**-**		
	Ranch House Maintenance	**10,000.00**			**10,000.00**			**10,000.00**		
	Grounds Maintenance									
	Lawn Maintenance	19,690.00			19,690.00			-		Moved to PCS
	Trail Maintenance	2,000.00			2,000.00			-		Moved to PCS
	Total Grounds Maintenance	**21,690.00**			**21,690.00**			**-**		
	Maintenance Contracts									
	Fire Alarm System	6,657.24			6,657.24			6,657.24		
	Pinnacle Fire Prevention-Annual Maintenance Contract-$									
	AC Annual Service & Repair Contract - Daikin	7,896.00			7,896.00			8,628.00		
	Total Maintenance Contracts	**14,553.24**			**14,553.24**			**15,285.24**		
	Janitorial Services									
	Weekly Custodial	16,644.00			16,644.00			16,644.00		
	Event Custodial Services	25,000.00			25,000.00			18,000.00		12,628.50 as of 6/9/25
	Total Janitorial Services	**41,644.00**			**41,644.00**			**34,644.00**		
	Total Maintenance	**203,387.24**			**203,387.24**			**171,929.24**		
EQUIPMENT										
	Ranch Equipment									
	Equipment General									New Tractor, ATV, and ATV Drag
	Equipment General - 2nd Floor Scrubber for new addition$7500									
	2 Porta Cools Need @ $2600									Floor Fans
	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

Dripping Springs Ranch Park
Proposed FY 2024 Departmental Budget

GL Account	Description	FY 2024 Proposed	FY 2024 Adopted	FY 2024 Amended	FY 2025 Proposed	FY 2025 Adopted	FY 2026 Amended	FY 2026 Proposed	FY 2026 Adopted	Notes
	UTV-QUAD Replace Kioti-$15,000.00	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	2,000.00			3,000.00			3,000.00		
	Manure Dumpsters							12,000.00		
	Total Ranch Equipment	**42,000.00**			**85,000.00**			**40,000.00**		
	***AV Equipment**									
	AV Replacement (Event Center & Arena)- $85,000.00									Currently in Bid Process--HOT request from above
	AV System/Tower Maintenance Contract									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		
	Total AV Equipment	**5,000.00**			**5,000.00**			**21,578.37**		
	Total Equipment	**47,000.00**			**90,000.00**			**61,578.37**		
VEHICLE FLEET										
	Fleet Acquisition	-			-			-		
	Fleet Maintenance	**5,500.00**			**5,500.00**			**5,500.00**		
	Total Vehicle Fleet	**5,500.00**			**5,500.00**			**5,500.00**		
SPONSORED EVENTS & PROGRAMING										
	Co-Sponsored Event & Partnerships									
	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									
	Total Co-Sponsored Event & Partnerships	**7,900.00**			**7,900.00**			**7,900.00**		
	***DSRP Sponsorship Expenses**									
	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		
	Total DSRP Sponsorship Expenses	**2,100.00**			**2,100.00**			**2,100.00**		
	DSRP Events									
	Riding Series	32,000.00			32,000.00			28,000.00		
	Dressage Shows									
	Hunter Jumper Shows									
	Play Day Events									
	Shot Show									Strike
	Community Events									Done with Sponsorships
	Spring/Fall Event	700.00			700.00			1,500.00		
	Total DSRP Events	**32,700.00**			**32,700.00**			**29,500.00**		
	DSRP Education & Programming									
	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		
	Afterschool Staff				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			4,000.00		
	Basic Horsemanship/Pony Club Clinics	-			-			-		Strike
	Misc. Programming-tbd	2,000.00			2,000.00			2,000.00		
	Total DSRP Education & Programming	**132,246.48**			**167,246.48**			**167,246.48**		
	Total Events & Programing	**174,946.48**			**209,946.48**			**206,746.48**		

Dripping Springs Ranch Park
Proposed FY 2024 Departmental Budget

GL Account	Description	FY 2024 Proposed	FY 2024 Adopted	FY 2024 Amended	FY 2025 Proposed	FY 2025 Adopted	FY 2026 Amended	FY 2026 Proposed	FY 2026 Adopted	Notes
SUPPLIES										
	DSRP Event Center Postage									
	Network, Communications, IT/Office Equipment									
	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			2,104.00			-		Move to PCS
	DSRP Server- $5000.00									
	Duraphones (Replacement, Repairs)-$1,200.00 or cell phones	500.00			500.00			1,200.00		3 admin cell phones
	Total Network, Communications, IT/Office Equipment	**5,104.00**			**5,104.00**			**3,700.00**		
	General Supplies									
	Consumable Supplies									
	Consumable Supply Provider Contract									
	Uniforms	3,500.00			1,000.00			1,000.00		680/per maintenance person, office team gear
	Water									
	Total General Supplies	**3,500.00**			**1,000.00**			**1,000.00**		
	Ranch House Furnishings & Equipment									
	Ranch House Supplies & Furniture	1,000.00			1,000.00			1,000.00		General Fund?
	Total Ranch House Supplies	**1,000.00**			**1,000.00**			**1,000.00**		
	Rental Products									
	Tables & Chairs (Large Event Room)-$10,148.79	$13,545								Table/Chair rack, replacement tables/chairs
	Total Rental Products	**13,545.00**			-			-		
	Office Equipment & Supplies									
	Event, Sandwich Board & Policy Signage	10,000.00			10,000.00			10,000.00		
	Total Office Equipment & Supplies	**10,000.00**			**10,000.00**			**10,000.00**		
	Merchandise Sales & Supplies									
	Shavings-$7,000.00	15,000.00			15,000.00			15,000.00		
	Retail: DSRP Hats, Tees-$500.00	500.00			500.00			500.00		
	Sales Tax	1,565.20			1,565.20			1,565.20		
	Total Merchandise Sales & Supplies	**17,065.20**			**17,065.20**			**17,065.20**		
	Other Expenses									
	Previously-$20,500.00	20,000.00			20,000.00			20,000.00		
	Total Other Expenses	**20,000.00**			**20,000.00**			**20,000.00**		
	Total Supplies	**70,214.20**			**54,169.20**			**52,765.20**		
UTILITIES										
	Utilities Total									
	Natural Gas/Propane	2,500.00			2,500.00			2,500.00		
	Electric (Pedernales Electric)	60,000.00			60,000.00			90,000.00		
	On call Phone-$2,000.00	501.60			501.60			-		
	Water-$10,000.00	7,000.00			7,000.00			15,000.00		
	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		
	Total Utilities	**88,824.00**			**88,824.00**			**126,322.40**		

Dripping Springs Ranch Park
Proposed FY 2024 Departmental Budget

GL Account	Description	FY 2024 Proposed	FY 2024 Adopted	FY 2024 Amended	FY 2025 Proposed	FY 2025 Adopted	FY 2026 Amended	FY 2026 Proposed	FY 2026 Adopted	Notes
MISCELLANEOUS										
	MISC									
	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		
	Total Misc.	**93,295.00**			**93,295.00**			**93,295.00**		
	Total Expenditures	**1,081,094.42**			**1,150,949.42**			**1,436,386.69**		
	Balance	**(255,254.22)**			**(324,409.22)**			**(580,911.69)**		

FY26
BUDGET REQUEST

Name- Lisa Sullivan	Dept/Board- DSVB

Personnel

Item Cost Priority	Position Title/Description	Proposed Salary								
	Tourism Manager									
	Marketing Coordinator									
									Total Budget Personnel Request:	$200,000 TBD

Computer Requests

Item Cost Priority	Position Title/Description	Proposed Salary	IT Needs $900/$1,700 Computer/Laptop Yes/No	$500/$1,180 Cell/Tablet Yes/No/Both	$700 Work Station Docking Station 2 Mtrs.	$264 Ring Central Line	$276 MSO365 E1 or E3	$325 Adobe/Pro	Other/ Peripherals	Cost Per Unit	# of Units	Total ($)
1	Reception Desk		Computer	no	one monitor	yes	E1		No		1	$1,790
2	Intern/Extra		Laptop	no	2 monitors	no	E3	Yes	No		1	$3,265
									Total Budget Training/Travel Request:			$5,055

Dues, Fees & Subscriptions - 301-111-63004

Item Priority	Item Description	Vendor	Justification	Date/Location	Cost per Unit	# of Units	Unit Type	Total ($)	Registration	Hotel	Per Diem
	Texas Conventions and Visitors Bureau Dues							$830			
	Texas Travel Alliance Dues							$565			
	Texas Hill Coiuntry Region Dues							$225			
	Brew City of Texas Dues							$350			
	Dripping Springs Chamber of Commerce							$400			
	Authorize.Net							$500			
	Sign Up Genius							$144			
	Other Dues							$1,000			
								Total Budget Dues, Fees & Subscriptions Request:			$4,014

Training/Travel - 301-111-63005

Item Priority	Item Description	Vendor	Justification	Date/Location	Cost per Unit	# of Units	Unit Type	Total ($)	Registration	Hotel	Per Diem
	TACVB Annual Conference	TACVB		August, 2026	$1,500	2		$3,000			
	Misc. Travel							$3,000			
								Total Budget Training/Travel Request:			$6,000

IT Equipment/Software - 301-111-64002

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)	
	Datafy						$15,000	
	Constant Contact						$2,877	
	Host Papa						$24	
	Visit Widget						$3,600	
	Canva						$120	
	Equipment						$500	
							Total Budget IT/Software Request:	$22,121

Office Equipment - 301-111-64001

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
						Total Budget Office Equipment Request:	**$0**

General Maintenance - 301-111-63023

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
	Storage Units						**$4,416**
	Office Cleaning						**$5,760**
	Office Maintenance						**$2,000**
						Total Budget General MaintenanceRequest:	**$12,176**

Office Supplies - 301-111-64000

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
	Printer toner						**$2,000**
	Paper, labels, etc.						**$300**
						Total Budget Office Equipment Request:	**$2,300**

Postage - 301-111-66002

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
	stamps		mail guides	$3	166		**$500**
						Total Budget Postage Request:	**$500**

Utilities - 301-111-65017

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
	Electricity	PEC					**$1,000**
						Total Budget Utilities Request:	**$1,000**

Website

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
	Website yearly fee	Saffire or Civic Rec					**$6,000**
	Website Redesign						**$6,000**
						Total Budget Website Request:	**$12,000**

Advertising and Marketing - 301-111-66001

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
	General Advertising						**$5,000**
	Travel Guides, Texas Highways Print, Tour Texas						**$25,000**
	Digital Search, Retargeting						**$36,500**
	Brand Enhancements/promotion						**$20,000**
	Misc Marketig Expenses						**$10,000**
	Banners/Signage						**$8,000**
	Photography						**$1,000**
	Printed Callateral Tourism Promotion Piece/Map						**$6,000**

Total Budget Advertising and Marketing Request:	**$111,500**

Songwriters Festival - 301-111-64036

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)	
	Adversting						**$10,000**	
	Supplies						**$10,000**	
	Entertainment & Activities						**$40,000**	includes headliner
	Software							
	Dues, Fees & Subscriptions						**$300**	
	Printing						**$2,000**	
	Merchandise						**$9,000**	
	Consultant Fees						**$7,500**	
	Equipment Rental						**$35,000**	
	Securitty						**$1,500**	
	Lodging							
						Total Budget Songwriters Festival Request		**$115,300**

Wedding Showcase - 301-111-64037

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
	Advertising						**$250**
	Professional Services:						**$250**
	Dues, Fees & Subscriptions						**$300**
	Printing						**$500**
	Supplies						**$700**
						Total Budget Wedding Showcase Request:	**$2,000**

Brewers Festival DELETE THIS ACCOUNT

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
	Dues, Fees & Subscriptions	TABC License					
	Supplies	tickets, beer, etc.					
	Entertainment & Activities						
	Facility Rental	sinks and toilets					
	Printing & Advertising						
	Merchandise	mugs, t-shirts					
	Equipment Rental	ice machine, tents					
	Security						
						Total Budget Brewers Festival Request:	**$0**

Stars in Dripping Springs - 301-111-64039

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)	
	Advertising						**$2,000**	
	Supplies						**$46,000**	6 stars, plaques, signage and installation
	Entertainment & Activities						**$2,400**	
	Printing						**$1,500**	
						Total Budget Stars in Dripping Request :		**$51,900**

Dripping Springs Improvement

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
	Supplies						**$3,000**

	Improve stairs and clean up walkway						$26,000	
							Total Budget Dripping Springs Improvement Request:	$29,000

Capitol Fund Surplus

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)	
	Surplus						$50,000	for future projects i.e. community enhancements, visitor center
							Total BudgetCapitol Surplus Fund Request:	$50,000

Total Projected Expenses	$624,866	Includes salaries

REVENUES

	Sponsorships/Donations							
	Songwriters Festival						$50,000	
	Wedding Showcase Sponsorships						$5,568	in kind
	Stars in Dripping Springs						$15,000	
							Total Projected Sponsorship/Donation Revenues	$65,000 doesn't include inkind
	Program and Event Fees							
	Wedding Showcase Booth Fees						$9,000	
							Total Projected Revenues	$9,000
	Ticket Sales							
	Songwritters Festival						$9,000	
							Total Projected Ticket Sales Revenues	$9,000
	Interest	-					$2,637	
							Total Projected Interest Revenues	$2,637
	Merchandise							
	Songwriters Festival						$5,000	
							Total Projected Merchandise Revenues	$5,000
	HOT Funds							
							Total Projected HOT Fund Revenues	$550,000
							Total Projected Revenues	$640,637

FY26
STAFF BUDGET REQUEST

Name- Roman Baligad	Dept- Emergency Management

Personnel

Item Cost Priority	Position Title/Description	Proposed Salary	IT Needs $900/$1,700 Computer/Laptop Yes/No	$500/$1,180 Cell/Tablet Yes/No/Both	$700 Work Station Docking Station 2 Mtrs.	$264 Ring Central Line	$276 MSO365 E1 or E3	$325 Adobe/Pro	Other/ Peripherals	Cost Per Unit	# of Units	Total ($)
Med	Emergency Mangement Specialist	$56,000	Yes Rugged Laptop	Yes/No	Yes	Yes	Yes	Yes	Yes			**$56,000**
									Total Personnel Request:			**$56,000**

Training/Travel

Item Priority	Item Description	Vendor	Justification	Date/Location	Cost per Unit	# of Units	Unit Type	Total ($)	Registration	Hotel	Mileage/Air	Per Diem
	TDEM Conference	TDEM		May-25				**$2,250.00**	$300.00	$1,500.00	$150.00	$300.00
	Misc FEMA/State	FEMA						**$2,000.00**				
	Disasters Expo USA Miami							**$2,000.00**				
	AED/CPR	CPR Resources						**$2,000.00**				
								Total Budget Training/Travel Request:				**$8,250.00**

IT Equipment/Software

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
	WebEOC	Juvare		$10,000	1		**$10,000**
	Perryweather	Perryweather		$3,100	1		**$3,100**
						Total Budget IT/SoftwareRequest:	**$13,100**

Maintenace

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)

	CH Fire Alarm Monitoring and testing	Cothrons Security		$611	1		**$611**
	Streaming Service	Fubu	News and weather channels	$105	12		**$1,080**
	AED Servicing		City owned AED's	$1,800	1		**$1,725**
	Public Realtions materials			$3,000	1		**$3,000**
	Emergency Generator Maintenance		DSRP Emergnecy generator	$5,000	1		**$5,000**
	LCRA Radio Service		Emergeny Communication	$958	1		**$958**
	Portable Satelite Internet Service	Bluecosmo	Emergeny Communication	$92	12		**$1,100**
	DSRP Ethernet		Emergeny Communication	$708	1		**$708**
	DSISD Radio Service		Emergeny Communication	$1,728	1		**$1,728**
						Total Maintenance Request:	**$15,910**

New & Replacement Purchases							**Spent**	**Difference**
	Archer 8- Barrier Trailer Kit				1	**$85,000**		
	Archer 1200 Barrier				8	**$52,110**		
	Crowd Control Interlocking Barrier				100	**$15,000**		
	Upgrade for Harris Radios				2	**$4,800**		
	EM Radio Batteries				13	**$2,000**		
	Medical and Safety Items					**$10,000**		
	A- Frame Sign Holders				20	**$3,000**		
	Flock Security Cameras				2	**$8,000**		
							$0	

Total New & Replacement Purchases Request:	**$179,910**

Total Emergency Management Budget Request $ 217,170

Dripping Spings Farmers Market
Proposed FY 2026 Budget

GL Account	Description	FY 2024 Adopted	FY 2024 Projected	FY 2024 Actual	FY 2025 Proposed	FY2025 Actual	FY 2025 Projected	FY 2026 Proposed	Notes
Balance Foreward		**32,083.65**	**13,966.83**		**15,761.29**				
Revenues									
	Fees								
201-403-43005	Booth Rental Fees	70,000.00	57,574.29	50,672.00	66,000.00	29,336.00	59,000.00	63,000.00	
201-403-43006	Application Fees	1,800.00	1,337.14	1,100.00	1,400.00	540.00	1,200.00	1,400.00	
201-403-43035	Membership Fee	2,000.00	2,000.00	2,160.00	2,200.00	1,540.00	1,900.00	n/a	
	Total Fees	**73,800.00**	**60,911.43**	**53,932.00**	**69,600.00**	**31,416.00**	**62,100.00**	**64,400.00**	
	Other								
201-403-44000	Sponsorships & Donations	4,000.00	1,000.00	150.00	1,000.00	400.00	800.00	1,000.00	
201-403-46002	Interest Income	1,300.00	1,836.38	2,183.00	1,800.00	653.00	1,300.00	?	
201-403-46004	Grant Revenues	1,000.00	1,000.00	-	1,000.00	-	-	n/a	
201-403-46005	Market Event/Merch. Sales	1,000.00	200.00	518.00	400.00	233.00	500.00	500.00	
201-403-47007	Transfer from General Fund	16,679.31	16,065.62	14,164.00	16,065.62	-		?	
	Total Other	**23,979.31**	**20,102.00**		**20,265.62**	**1,286.00**	**2,600.00**	**1,500.00**	
	Total Revenues	**129,862.96**	**94,980.26**		**105,626.90**	**32,702.00**	**64,700.00**	**65,900.00**	
Expenditures									
	Personnel Costs								
201-403-60000	Regular Employees (Market Manager)	56,968.21	56,968.21	57,117.00	59,816.62	30,042.00	59,816.00		
201-403-61000	Employee Total Benefits (Health + Dental Ins.)	6,676.72	6,676.72	6,691.00	7,010.56	3,536.00	7,072.00		
201-403-61005	Employee Total Taxes	4,610.07	4,610.07	-	4,840.57	2,479.00	4,958.00		
201-403-61006	TMRS (Retirement)	3,363.97	3,363.97	3,376.00	3,532.17	1,888.00	3,776.00		
	Total Personnel	**71,618.97**	**71,618.97**	**67,184.00**	**75,199.92**	**37,945.00**	**75,622.00**	-	
	Dues, Fees & Subscriptions	200.00	200.00	133.00	200.00	-	-	200.00	
201-403-63004	**Total Dues, Fees & Subscriptions**	**200.00**	**200.00**	**133.00**	**200.00**	**-**	**-**	-	
	Advertisements + Marketing								

Dripping Spings Farmers Market
Proposed FY 2026 Budget

GL Account	Description	FY 2024 Adopted	FY 2024 Projected	FY 2024 Actual	FY 2025 Proposed	FY2025 Actual	FY 2025 Projected	FY 2026 Proposed	Notes
	Marketing and promotions	3,000.00	2,000.00	460.00	3,000.00	600.00	1,000.00	1,000.00	
#REF!	Market Event	500.00	500.00		5,000.00	2,320.00	4,900.00	1,000.00	FY 2026 splits musician and moves to market costs.
	Merchandise	1,000.00	1,000.00		1,000.00	233.00	500.00	1,000.00	
201-403-66001	**Total Advertising & Marketing**	**1,000.00**	**1,000.00**	**-**	**1,000.00**	**233.00**	**500.00**	**3,000.00**	
	Office Costs								
201-403-64000	Office Expense	200.00	200.00	39.00	200.00	-	-	100.00	
201-403-65000	Network/Phone	200.00	200.00	230.00	200.00	120.00	240.00	250.00	
	Total Other	**400.00**	**400.00**	**269.00**	**400.00**	**120.00**	**240.00**	**350.00**	
	Market Costs								
201-403-66010	Musician Pay	3,000.00	4,000.00		5,000.00			5,200.00	
	Supplies Expense	200.00	200.00		200.00	-	-	500.00	
	General Maintenance	2,200.00	1,200.00	-	2,200.00	-	150.00	1,000.00	
201-403-70003	Other Expense				-	-	-	-	
	Total Market Costs	**5,400.00**	**5,400.00**	**-**	**7,400.00**	**-**	**150.00**	**6,700.00**	
	Other								
201-403-63004	Training	100.00	100.00		100.00	185.00	185.00	200.00	
201-403-70002	Contingency Fund	500.00	500.00		500.00	-	-	500.00	
201-403-90000	TXF to Reserve Fund	35,000.00	-		-				
	Total Other	**35,600.00**	**600.00**		**600.00**	**185.00**	**185.00**	**700.00**	
	Total Expenditures	**114,218.97**	**79,218.97**	**67,586.00**	**84,799.92**	**38,483.00**	**76,697.00**	**10,750.00**	
	Balance	**15,643.99**	**15,761.29**	**(67,586.00)**	**20,826.99**	**(5,781.00)**	**(11,997.00)**	**55,150.00**	

FY26

BUDGET REQUEST

Name- Shawn Cox	Dept/Board- Finance

Personnel

Item Cost Priority	Position Title/Description	Proposed Salary	IT Needs $900/$1,700 Computer/Laptop Yes/No	$500/$1,180 Cell/Tablet Yes/No/Both	$700 Work Station Docking Station 2 Mtrs.	$264 Ring Central Line	$276 MSO365 E1 or E3	$325 Adobe/Pro	Other/ Peripherals	Cost Per Unit	# of Units	Total ($)
	Debuty Finance Director	75000-85000	$ 1,700.00	$ -	$ 700.00	$ 264.00	$ 276.00	$ 325.00				$78265-$88265
									Total Budget Training/Travel Request:	$0		

Training/Travel

Item Priority	Item Description	Vendor	Justification	Date/Location	Cost per Unit	# of Units	Unit Type	Total ($)	Registration	Hotel	Mileage/Air	Per Diem
	Code Enforcement Con Education	Teeks	Continuing Education	Online				$550				
	GFOA Annaul Confrence	6/28-7/1	Continuing Education					$2,000				
	GFOA Membership	GFOA	Continuing Education					$150				
	Tuition Reimbursment	University	Continuing Education					$3,000				
	2026 Tyler Conference							$2,519	$ 1,200.00	$ 750.00	$ 225.00	$ 344.00
	2026 Tyler Conference							$2,519	$ 1,200.00	$ 750.00	$ 225.00	$ 344.00
	TCMA Annual Conference							$2,000				
	TML Annual Conf							$2,750				
								Total Budget Training/Travel Request:	$15,488			

IT Equipment/Software

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
	Desk Scanner	Epson	Audit	$350	1		$350
	2nd Monitor						$700
	Second monitor						$700
	Laptop (if we use ExecuTime)						$1,700
						Total Budget IT/Software Request:	$3,450

Uniforms

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
	Uniforms	Monogramming		$300	4		$1,200
							300
						Total Office Equipment Request:	$1,500

Dues & Fees

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
	TCMA Annual Membership - S.Cox		Professional Development				**$425**
	GFOAT Membership		Professional Development		2	150	**$300**
	ICMA Membership - S. Cox		Professional Development				**$900**
						Total Office Equipment Request:	**$1,625**

FOUNDERS DAY	FY 2024 ACTUAL	FY 2025 BUDGET	FY 2025 ACTUAL		FY2026 BUDGET	
REVENUE						
Craft Booths/Business Booths	$12,285.00	$7,540.00	$7,568.75	25% collected by CivicRec + St. Martin	$12,150.00	(25%) $300 x est. 162 booths for 2026. Previously 212, less 40 Mercer St mid row, approx 10 reserved for sponsor benefits. (2025 booth fee: $150)
Food Booth	$1,575.00	$1,500.00	$1,612.50	Lions Club	$1,612.50	no change in food vendor fees for 2026
BBQ Cookoff Club	$4,950.00	$5,115.00	$6,650.00	133 x 200 x 25%	$6,650.00	$200 x 133 booths (25%)
Carnival	$16,739.00	$15,000.00	$20,265.63	Lions Club	$20,000.00	expect no change
Parade	$4,130.00	$4,675.00	$3,910.00	Based on Rpt 05-31	$0.00	walking school groups only. No fee.
Sponsorship	$119,400.00	$100,000.00	$121,700.00	Received Rpt 06-10, $17500 Pending	$150,000.00	increase rates and incentive packages
Cowboy Cabanas			$8,000.00	20 Sold @ $400	$10,000.00	Successful pilot program in 2025, plan to increase 2026
ParkingConcession	$522.12	$500.00	$500.00	Estimate	$0.00	Stephenson unavailable for parking, use of Triangle parking unknown
Electricity	$2,470.00	$3,000.00	$3,300.00	Lions Club / BBQ /SMDP /CivicRec	$3,300.00	$820 + $1340 +$20 + $1120
Misc.	$0.00	$0.00	$0.00		$0.00	
TOTAL INCOME	**$ 162,071.12**	**$ 137,330.00**	**$ 173,506.88**		**$203,712.50**	
EXPENSES						
Publicity, Banners	**527.51**	1,400.00	**6,031.75**		**3,450.00**	
Publicity	450.00		737.00	Newspaper thank you Ad 2025	750.00	Newspaper thank you Ad 2026 EST
Banners (Stage, etc.)	77.51		3,364.50	Grapevine Signs	2,000.00	Grapevine Signs
Banner (Triangle)			78.00	Build a Sign	78.00	Sign at Triangle
			1,106.25	San Marcos Daily 2024 Exp	-	
Chamber of Commerce Dues			350.00	2025 Dues	350.00	2026 Dues
Chamber of Commerce Ads (2024 and 2025)			200.00	2024 Exp $100/2025 $100	100.00	2026 Chamber of Commerce Ad
Credit Card Charges			169.60		172.00	Misc Credit Card Charges
Hannah Naylor Reimbursement			26.40			
Porta-Potties	**8,368.10**	10,000.00	**10,310.00**		**13,000.00**	
	8,368.10		10,310.00	United Rentals	13,000.00	Quote/S Lawton
Security	**37,621.65**	38,000.00	**43,493.55**		**46,837.00**	
	17,051.65		17,051.65	Spears, 7 security guards	24,000.00	Spears, 9 security guards, 10% increase
			4,871.90	Spears (2 additional guards)	-	(wishlist: 3 additional guards)
	780.00		1,180.00	Hays Co Govt (Vehicles)	1,200.00	Hays Co Govt (Vehicles)
	19,790.00		20,390.00	Individuals Based on 5/31 rpt	21,637.00	Hays Co Sheriff, extended hrs at breakdown
			-	4 Surveilance towers (in-kind sponsor)	-	Surveilance towers (wishlist: $7000 for 10)
Health, Safety & Lighting	**23,991.64**	17,500.00	**18,965.00**		**20,861.50**	
Health	21,560.00		12,285.00	Hays County (Missing from 5/31 rpt)	13,513.00	10% increase, anticipated inflation
Safety			4,750.00	North Hays (Missing from 5/31 rpt)	5,225.00	10% increase, anticipated inflation
Lighting	2,431.64		1,930.00	United Rental	2,123.00	10% increase, anticipated inflation
Transportation	**9,020.00**	10,500.00	**9,321.18**		**19,303.30**	

FOUNDERS DAY	FY 2024 ACTUAL	FY 2025 BUDGET	FY 2025 ACTUAL		FY2026 BUDGET	
Buses	5,700.00		5,500.00	Your Day Charters	15,100.00	Quote includes increase for ADA vehicles plus expanded shuttle service to Friday & Sunday. (Previously Saturday only). Nearby parking reduced once Stephenson is under construction.
Carts (Classed to Splies in 2024)	3,320.00		3,821.18	United Rentals plus fuel	4,203.30	3821.18 x 10% anticipated inflation
Barricades/Panel Fencing/Bike Racks/Traffic Plan	**10,466.78**	21,500.00	**17,005.00**		**19,200.00**	
Barricades	7,510.00		9,590.00	Imperial Traffic	10,550.00	9590. x 10% anticipated inflation
Panel Fencing			2,515.00	United Rentals (Ass./Del Fee @500)	8,000.00	Quote from E Strang
Bike Racks	2,306.78		4,900.00	United Rentals (Del Fee@$500)	-	presume no bikeracks for walking parade $2000 Quote from E Strang
Forklift/Scissor Lift			-	Scissor Lift (in-kind sponsor)	-	City now owns lift equipment
Traffic Plan	650.00			Gilpin Engineering	650.00	New traffic Plan
Bands/Music/Sound	**20,426.66**	25,000.00	**22,040.26**		**24,000.00**	anticipated inflation for entertainment
Bands	9,250.08		7,950.00			
Stage			5,850.00	w/o Sponsor $6,600		(wishlist: second stage at City Hall) Only one stage in 2025. Second stage would provide secondary stage sponsorship opportunity (as in 2024).
Sound	9,500.00		7,070.00	w/o Sponsor $7,820		
Green Room/ Chase Card Chgs?	1,676.58		1,000.00			
Penny Appleman Mileage			170.26			
Clean Up / Trash Mgt.	**15,572.66**	18,500.00	**16,812.84**		**19,200.00**	
Clean Up	13,550.00		15,000.00	Clean X	17,500.00	Quote/Trash Remval Services
Trash Mgt. BPI	1,000.00		1000		1,000.00	Quote/Street Sweeping
John Hill	342.76		-			
Misc Splies	679.90		560.41	HD Supply (Bags/Gloves)	700.00	Misc (bags/gloves/boxes/tape/cord/zips)
Misc Splies - Credit card charges			252.43	Amazon/Brooms (replace broken/missing)	-	
Postage/Misc	-	-	-			
Postage						
Misc						
FD Event Supplies	**2,028.67**	1,000.00	**3,802.87**		**2,500.00**	
Monogramming	150.00		1,075.00	logo wear (8 new commissioners)	-	all commissioners continuing in 2026
Misc Splies	1,878.67		146.02	Amazon(cardstock/Badge)	200.00	(above)
Misc Splies			86.54	Amazon(Tape/Cord/Ties)	-	
T-Shirts for Staff			288.78	Amazon (Tshirts for city)	-	(wishlist: volunteer staff tshirts, for incentives & easy identification on site)
Gempler			285.36	Spray Chalk	300.00	
Misc. Chase Card Purchases			1921.17		2,000.00	miscelleaneous supplies
Laura Mueller Reimbursement			14.91			
Sponsorship Expenses	**2,552.46**	3,500.00	**8,919.36**		**9,000.00**	anticipate more sponsors in 2026
	540.52		3,478.74	Summer Revival VIP Food	4,500.00	VIP & Greenroom Food
			335.00	Well Yeah VIP Food		

FOUNDERS DAY	FY 2024 ACTUAL	FY 2025 BUDGET	FY 2025 ACTUAL		FY2026 BUDGET	
			440.26	Sam's Club purchase	500.00	Sam's Club purchases
VIP Bartender	2,011.94		2,600.00	Bartending Services VIP	2,600.00	Bartending
			1,013.40	Art Hall Awards	1,200.00	Sponsorship Awards (for sponsors $5K+)
Misc. Chase Card Purchases			1,051.96	Food/Beverage for Greenroom & VIP		
Parade	**17.08**	500.00	-		-	
	17.08		-			
Tent,Tables & Chairs	**6,992.75**	7,000.00	**11,631.00**		**15,000.00**	
Tents	5,456.02		7,215.00			
Tables & Chairs	1,536.73		916.00			
Cowboy Cabanas (Tents/tables/Chairs)			3,500.00			
Electricity	**2,557.06**	2,000.00	**141.12**		-	Included in Electrical Setup proposed Capital Improvements, below
Elliott Electric	2,557.06		111.12	Based on 05/02 rpt		
Unknown Chase Card Purchases			30.00			
FD Electrical Setup	225.00	225.00	-		**16,000.00**	Capital improvements, per Riley:
					6000.00	repairs for existing electrical boards, spider boxes & additional cables;
					10000.00	install meter & breaker fill current power void on Wallace St for Cook-Off booths
						(wishlist: $15000 new power pole, breaker panel, outlets to serve City Hall lot)
Contingencies	-	-			**5000.00**	unexpected festival expenses
						Preferred use: purchase of Conex box for FD supply/equipment storage once renovations begin for Stephenson bldg
TOTAL EXPENSES	**$ 140,143.02**	**$ 156,625.00**	**$ 168,473.93**		**$ 213,351.80**	
NET FROM FY 2026 FOUNDERS DAY						
NET FROM FY 2025 FOUNDERS DAY		**$ (19,295.00)**	**$ 5,032.95**		**$ (9,639.30)**	
NET FROM FY 2024 FOUNDERS DAY	**$ 21,928.10**					
NET FROM FY 2020-2023 FOUNDERS DAY						
TOTAL CARRYOVER FROM FY 2020-FY 2025	**$ 68,797.11**		**$ 73,830.06**			

FY26
BUDGET REQUEST

Name- Chase Winburn	Dept/Board- Human Resources

Personnel

Item Cost Priority	Position Title/Description	Proposed Salary	IT Needs $900/$1,700 Computer/Laptop Yes/No	$500/$1,180 Cell/Tablet Yes/No/Both	$700 Work Station Docking Station 2 Mtrs.	$264 Ring Central Line	$276 MSO365 E1 or E3	$325 Adobe/Pro	Other/ Peripherals	Cost Per Unit	# of Units	Total ($)
									Total Budget Training/Travel Request:			$0

Training/Travel

Item Priority	Item Description	Vendor	Justification	Date/Location	Cost per Unit	# of Units	Unit Type	Total ($)	Registration	Hotel	Mileage/Air	Per Diem
	TMHRA Conference	Texas Municipal League	Professional Development	5/6/2026	$350			$350	$350.00			
	TMHRA Membership	Texas Municipal League	Professional Development	5/6/2026	$100			$100				
									Total Budget Training/Travel Request:			$450

IT Equipment/Software

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
	Tyler Technologies "ExecuTime" Module for Incode	Tyler Technologies	Automate timekeeping, increase producitivity, reduce errors, cloud based	TBD			
						Total Budget IT/Software Request:	$0

Office Equipment

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
						Total Office Equipment Request:	$0

FY26

BUDGET REQUEST

Name- Jason Weinstock	Dept/Board- IT

Personnel

Item Cost Priority	Position Title/Description	Proposed Salary	$900/$1,700 Computer/Laptop Yes/No	$500/$1,180 Cell/Tablet Yes/No/Both	IT Needs $700 Work Station Docking Station 2 Mtrs.	$264 Ring Central Line	$276 MSO365 E1 or E3	$325 Adobe/Pro	Other/ Peripherals	Cost Per Unit	# of Units	Total ($)
	6 Backup		10,200		4200				700			**$15,100**
	IT General Cabling Connectors											**$5,000**
	Tools											**$2,000**
	Uniforms		600									
										Total Budget Training/Travel Request:		**$22,100**

Training/Travel

Item Priority	Item Description	Vendor	Justification	Date/Location	Cost per Unit	# of Units	Unit Type	Total ($)	Registration	Hotel	Mileage/Air	Per Diem
		Comptia	Network Credential		$2,849							
		Comptia	Security Credential		$2,849							
		Tyler Technologies			$2,200							
										Total Budget Training/Travel Request:		**$0**

IT Equipment/Software

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
	Meraki Network Licensing			$15,000			
	Smart Board CH			$6,600	1		
	Mercer Restroom Network/Access			$15,000			
	Stephenson Network			$20,000			
	Stephenson AV			$100,000			
	City Hall Switch			$5,000			
	Multi Factor Auth	OKTA/DUO		$8,000			
	Security Upgrades	MSO365 E5 Plan2		24000			
						Total Budget IT/Software Request:	**$0**

Office Equipment

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
	Door Frames	Sadie Burch	Security	$8,000			$8,000
	Conference Room 2nd 98" TV			**$3,800**			**$3,800**
	Council Acoustic Treatment						**20000**
	Window	Sadie Burch	Vitamin D	$5,000			**$5,000**
						Total Office Equipment Request:	**$36,800**

FY26
BUDGET REQUEST

Lisa Sullivan	People/Communications/Tourism as of 5/16/25

Personnel

Item Cost Priority	Position Title/Description	Proposed Salary	IT Needs $900/$1,700 Computer/Laptop Yes/No	$500/$1,180 Cell/Tablet Yes/No/Both	$700 Work Station Docking Station 2 Mtrs.	$264 Ring Central Line	$276 MSO365 E1 or E3	$325 Adobe/Pro	Other/ Peripherals	Cost Per Unit	# of Units	Total ($)
1	Part time graphic designer		laptop	no	yes/no mfrs	yes	E3	creative cloud	yes			
			1700		700	264	276	1176				**$4,116**
									Total IT Request:	**$4,116**		

Training/Travel

Item Priority	Item Description	Vendor	Justification	Date/Location	Cost per Unit	# of Units	Unit Type	Total ($)	Registration	Hotel	Mileage/Air	Per Diem
1	TIM Annual Conference	TML	education	TBD				**$1,800**				
								Total Budget Training/Travel Request:		**$1,800**		

IT Equipment/Software

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)	
1	Stock Photos	iStock	We use photos in almost everything we create.	$49 per month	12		**$588**	Not New
1	CivicPlus	CivicPlus	Webhosting Platform - CODS.com	$6,500	1		**$6,500**	Not new, but additional cost. Previous invoice per year was $6,274.99
1	CivicPlus	CivicPlus	CODS implementation	$2,500	1		**$2,500**	$5000 - breaking it out over 2 years
1								
1	CivicPlus	CivicPlus	DSRP hosting	$930	1		**$930**	Not new, but additional cost. Previous was $578.81 per year
1	CivicPlus	CivicPlus	DSRP initial design	$2,000			**$2,000**	One time fee for this year. Still waiting on confirmation this.
1	hootesuite	Hootesuite	managing social media	$4,800	1		**$4,800**	
1	Archive Social	ArchiveSocial	Social Media Record Keeping	400/month	12		**$6,000**	Not new, but additional cost due to added social accounts. Previous was $4,800
							Total Budget IT/Software Request:	**$23,318**

MISC

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
1	PODS Annual Donation	Photographers of Dripping Springs	Partnership/donation with the organization to provide photos for our marketing needs				**$300**

FY26
BUDGET REQUEST

1	General Promotion		General budget for Marketing and Communications such as advertising, banners, shirts, giveaways. Was $15,000 in 2024.Costs for HR printed items,needs				**$15,000**	I know I'll have to break this down. Will be doing that. And how will other departments be included in this?
2	Mercer Street Banners	Northstar Flags	To refresh and add to our downtown banner displays	$90	30		**$2,700**	
1	Engagement needs		General budget for Employee engagement needs. $20,000 in 2025.Adding more in 2025 because of new buildings,added employees, more engagement need. Leadership training and other all employee or all supervisor training.				**$25,000**	I know I'll have to break this down. Will be doing that.
1	Monument Sign Replacements	TBD	to replace the Welcome to Dripping Springs Signs to match wayfinding. Not sure what account this goes in	$21,000	2		**$42,000**	THIS IS HOT FUNDS, not in this budget. If needed, can do one this year and one the next
1	Wayfinding Signage	TBD	Continuation of 2025 wayfinding. This is place holder. Hopefully will learn actual cost by end of July	$70,000			**$70,000**	THIS IS HOT - this is estimated. Won't know true cost until we quote the signs. Note, we have sent to TxDOT 20 signs. We will be doing these over time. We hope to do 10-12 this year. May be less.

Total Misc: **$155,000**

Location?

FY26
BUDGET REQUEST

Name- Tory Carpenter	Dept/Board- Planning

Personnel

Item Cost Priority	Position Title/Description	Proposed Salary	IT Needs $900/$1,700 Computer/Laptop Yes/No	$500/$1,180 Cell/Tablet Yes/No/Both	$700 Work Station Docking Station 2 Mtrs.	$264 Ring Central Line	$276 MSO365 E1 or E3	$325 Adobe/Pro	Other/ Peripherals	Cost Per Unit	# of Units	Total ($)
4	Tory Carpenter											
3	Katherine Greigo											
2	Senior Planner				700							$700
1	GIS Anaylist	80,000	1700		700	264	273	325				$83,262
									Total Personnel Request:			$83,962

Training/Travel

Item Priority	Item Description	Vendor	Justification	Date/Location	Cost per Unit	# of Units	Unit Type	Total ($)	Registration	Hotel	Mileage/Air	Per Diem
2	TXAPA State Conference	Texas American Planning Association	Learn about current planning practices and maintain certification credits	College Station October 22–24, 2025	$ 1,116	2	Per attendee and includes registration, travel, and per diem	$2,232	$ 500	$ 321	$ 118	$ 177
3	APA National Conference	American Planning Association	Learn about current planning practices and maintain certification credits	Detroit, MI April 25–28, 2026	$ 1,844	1	Per attendee and includes registration, travel, and per diem	$1,844	$ 835	$ 387	$ 400	$ 222
4	CNU National Conference	CNU	Learn about current planning practices and maintain certification credits	Spring 2026 Fayetteville, AR	$ 1,465	1		$1,465	$ 650	$ 288	$ 350	$ 177
1	APA Membership	American Planning Association	Maintain membership for National and Texas APA. Allows for continued AICP certification, publicatoins, resources, etc.	Online	$ 320	3		$960				
1	AICP Certification	American Planning Association	Maintain Accreditation	Online	$ 145	2		$290				
0	Discretionary Conferences	TBD	For any trainings / conferences not curenlty scheduled	TBD				$1,500				
								Total Budget Training/Travel Request:				$8,291

IT Equipment/Software

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)

3	Aerial Imagery	Nearmap	Used by most departments for updated high-quality aerials. Main users include planning, code enforcement, parks, and public works.	$6,265.50	1	City-wide license	$6,265.50
4	Miro	Miro	Colaboration program used to track planning cases, brainstorm with the team, etc.	$96	3	License	$288
1	ArcGIS Licenses	ESRI	License for Planning Director, Senior Planner, and GIS Analyst.	$500	3	License	$1,500
2	Arc GIS Online Credits	ESRI	Credits to maintain public online GIS inteactive maps.	$120	31	1000 Credits	$3,720
5	Calendly	Calendly	Use to streamline meeting scheduling with developers and the public.	$144	2	License	$288

Total Budget IT/Software Request: $12,061.50

Projects

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
	Code Update	**TBD**	Most drafting done in-house and targeted third-party support for graphics, design, public engagement, and technical formatting. The updated code will improve usability, ensure legal compliance, and align regulations with the comp plan.	**$35,000**	**1**		**$35,000**

Total Projects Request: $ 35,000

Office Equipment

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)

Total Office Equipment Request: $0

FY26
BUDGET REQUEST

Name: Diana Boone | **Department:** City Secretary's Office

Personnel

Item Cost Priority	Position Title/Description	Proposed Salary	IT Needs: $900/$1,700 Computer/Laptop Yes/No	$500/$1,180 Cell/Tablet Yes/No/Both	$700 Work Station Docking Station 2 Mtrs.	$264 Ring Central Line	$276 MSO365 E1 or E3	$325 Adobe/Pro	Other/ Peripherals	Cost Per Unit	# of Units	Total ($)
1	City Secretary	Current $83,200 Proposed $85,000	**Yes, for City Council Presentations & Open Records Inspections**	**Yes**	No	**Yes**	**Yes**	**Yes**	No		1	**$87,365**
1	Deputy City Secretary	Current $54,800 Proposed $58,000	No New Computer	No	No	**Yes**	**Yes**	**Yes**	No		1	**$60,865**
1	Part-Time Records Management Clerk	Current $20.00 hr. Proposed $22.00 hr.	No New Computer	No	No	**Yes**	**Yes**	**Yes**	No		1	**$22,865**
2	Intern- Full Time, One Semester	$10,000	**Yes**	No	No	No	**Yes**	**Yes**	No		1	**$10,600**
										Total:	**$181,695**	

Membership Dues/Training/Travel

Item Priority	Item Description	Vendor	Justification	Date/Location	Cost per Unit	# of Units	Unit Type	Total ($)	Registration	Hotel	Mileage/Air	Per Diem
1	IIMC Membership	International Institute Municipal Clerks	Annual Membership Fee for City Secretary	N/A	$200.00	1		**$200.00**				
1	TMCA Membership	Texas Municipal Clerks Association	Annual Membership Fee for City Secretary and Deputy City Secretary	N/A	$100.00	2		**$200.00**				
1	Capital Chapter Membership	Capital Chapter of Tx Municipal clerks	Annual Membership Fee for CSO Team	N/A	$30.00	3		**$90.00**				
1	Webinars	Multiple Vendors	Online Training for CSO Team and Boards & Commissions Members	Online	$100.00	20		**$2,000.00**				
1	In-Person Trainings	Multiple Vendors	Continuing Education for CSO Team and Recertification Requirements	No Listings Available for 2026	$1,000.00	6	Estimate	**$6,000.00**	$370.00	$400.00	$200.00	$75.00
2	2026 Laserfiche Empower	Laserfiche	Special Training, Demos, and Advanced Classs	Apirl 27 - April 30 Las Vegas		1		**$3,100.00**	$1,400.00	$1,000.00	$400.00	$300.00
2	2026 IIMC Conference	International Institute Municipal Clerks	Continuing Education	May 17 - May 21 Reno, Nevada	$2,200.00	1		**$2,200.00**	$700.00	$800.00	$400.00	$300.00
										Total Budget Training/Travel Request:		**$13,790**

IT Equipment/Software

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
2	HP Laser Jet Printer/Scanner	Amazon	Records Management	$500.00	1		**$500.00**
1	Epson Desktop Scanner	Amazon	Records Management	$350.00	2		**$700.00**
1	Municode Codification	CivicPlus	Codification of Ordinances	$5,000.00	1		**$5,000.00**
2	MCCI	MCCI	Workflows, Process Automation, Service, and Support for Records	$3,500.00	1		**$3,500.00**
1	Municode Essentials	CivicPlus	Agenda Management	$3,500.00	1		**$3,500.00**
1	Board Applications	CivicPlus	On-line Boards & Commissions Application Submission	$4,500.00	1		**$4,500.00**
1	Laserfiche	Laserfiche	Records Repository	$7,800.00	1		**$7,800.00**
1	JustFOIA	MCCI	Public Information Requests	$8,200.00	1		**$8,200.00**
						Total Budget IT/Software Request:	**$33,700**

Office Equipment & Adminstration

Item				Cost per	# of	Unit	Total

FY26
BUDGET REQUEST

Priority	Item Description	Vendor	Justification	Unit	Units	Type	($)
2	Fire King Turtle Vertical 2 Drawer Safe	Amazon	Certified Agendas Safe Storage	$1,200.00	1		**$1,200.00**
1	Hays County Recording/Filing	Hays Co. Simplifile	Filing Ordinanced with County	$150.00	12		**$1,800.00**
1	Publication	News-Dispatch	Public Notices in Newspaper	$350.00	12		**$4,200.00**
1	Document Shredding Service	Safeshred	Records Destrucion, 2 Bins 1 x mo. Pick up	$120.00	12		**$1,500.00**
1	Record Storage	AAA Storage	Storage for City Records	$125.00	12		**$1,500.00**
1	OAG Ruling Requests	Texas Attorney General	PIR Online Ruling Requests Submissions and Supplemental	$12.50	24		**$300.00**
2	Boards & Commissions Supplies	Multiple Vendors	Name Plates, Snacks, etc.	$50.00	12		**$600.00**
2	Events	Multiple Vendors	Hosting Meetings and Receptions	$700.00	2		**$1,400.00**
2	Interpreting Services	San Marcos Interpreting	Possible Sign Language Interpreting Services	$900.00	1		**$900.00**
2	City Council Meals	Multiple Vendors	Dinner for Council and Staff 2 x mo., plus possible Special meeting	$260.00	25		**$6,500.00**
						Total Office Equipment Request:	**$19,900**

FY26
BUDGET REQUEST

Name- Riley Sublett	Dept/Board- Maintenance

Key

- Basic Operating Cost
- New Request FY-26
- Possible Request for FY-27
- Information Incomplete
- Request for other department

Personnel

Item Cost Priority	Position Title/Description	Proposed Salary	IT Needs: $900/$1,700 Computer/Laptop Yes/No	$500/$1,180 Cell/Tablet Yes/No/Both	$700 Work Station Docking Station 2 Mtrs.	$264 Ring Central Line	$276 MSO365 E1 or E3	$325 Adobe/Pro	Other/ Peripherals	Cost Per Unit	# of Units	Total ($)
1	Fleet Mechanic	$55,000 - $65,000	Yes	Tablet	yes							$69,445
2	City Project Manager	$65,000 - $75,000	yes	both	yes	Yes						$79,445
3	Maintenance Opperations Manager	$65,000 - $75,000	yes	both	yes							
4	City Arborist/ Landscape Specialist	$22/Hr-$24/Hr	no	Tablet	No							
5												
										$148,890		

IT Equipment/Software

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)	
1	Work Order System	TBD	Work Order and Asset Management System	$14,000	1	Yr	$ 14,000	Vendor and Cost TBD
2	Fuel level Monitoring Monthly Subscription	Arnold Oil	Monthly service for monitoring 3 fuel tanks for fuel levels and re-filling notifications to City and supplier.	$40	36	Mo	$ 1,440	
3	Cellphone Stipend		Used to reimburse employees who use their own cellphones at work	$25	7	Mo	$2,100	
4	Fleet Management Software	Samsara	Used to monitor fleet location and health				$10,000	
5	Construction Management Software	TBD	Used to track change orders, Submittals, Pay apps, contract work, etc	15,000			$ 15,000	
						Total Budget IT/Software Request:	$ 42,540	

Training/Travel

Item Priority	Item Description	Vendor	Justification	Date/Location	Cost per Unit	# of Units	Unit Type	Total ($)	Registration	Hotel
	Grant writing workshop				$600	3		1,800		
1	Maintenance Trainings	TBD			$600	8		$ 4,800		
5	APWA Membership	APWA			$ 268.00	3		$ 804.00		
5	Texas-APWA Conference	Tx-APWA	Profession Education: Fleet Maintenance, Road and Pavement Management, Facility Managemant/Maint.	TBD	$ 1,800.00	3	Person	$5,400	$ 415.00	$ 800.00
4	PWX Conference	American Public Works Association	Profession Education: Fleet Maintenance, Road and Pavement Management, Facility Managemant/Maint.	Houston, TX	$2,800	3	Person	$2,800	$929.00	$ 1,000.00
							Total Budget Training/Travel Request:	$ 15,604		

Continuing Education

Item Priority	Item Description	Vendor	Justification	Date/Location	Cost per Unit	# of Units	Unit Type	Total ($)	Registration	Hotel	
											Waiting on Cost

	CDL License	TBD	Required to legally pull Bleacher trailers and certain equipment			1	1	$5,500	none	none
									Total Budget Training/Travel Request:	$5,500

Office Equipment

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
	Desks, Tables, Chairs	TBD	Furniture for maintenance facility	$9,000			$9,000
							Total Office Equipment Request: $9,000

Maintenance Equipment

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
1	Hand Tools	TBD	Tool replacement, acquisition of tools for improved safety and effiecency, fleet vehicle tools				$10,000
2	Power Tools	TBD	To perform daily maintenance opperations	$ 7,000.00			$10,000
	Crack Sealer Machine	Seal Master		$85,000			$85,000
	Equipment Trailer			$18,000			$ 18,000
6	Equipment Rental	TBD	Used to rent equipmint	$4,500.00	1		$ 4,500
							Total Office Equipment Request: $127,500

Fleet Acquisition

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)	
1	1 Ton work truck with work bed	TBD	Used as a City Maintenance vehicle for transporting large equipment, responding to work order, and performing daily maintenance tasks	$ 85,000.00	1	Vehicle	$85,000	MD-003 will be assigned to City Project Manager- New truck will be asigned to maintenance crew
2	1/2 Ton Pickup	TBD	Used as a Bulding Department Vehicle for Inspections and Code Enforcement	$ 55,000.00	2	Vehicle	$110,000	For Building Department
							Total Office Equipment Request:	$195,000

Fleet Maintenance

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
1	Fuel- Existing Fleet	Arnold Oil	Fuel	$4,000	23	Vehicle	$92,000
2	Fuel- Fleet Acquisition	Arnold Oil	Fuel	$4,000	3	Vehicle	$12,000
3	Preventative Maint.	TBD	Oil, air filters, etc	$1,500	23	Vehicle	$34,500
4	Corrective Maintenance	TBD	Tire replacement, etc	$2,000	23	Vehicle	$46,000
							$184,500

Office Maintenance and repairs DSCH, DSDS, DSVB, DTRR

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
1	Electrical, HVAC, Plumbing			$10,000	4		$47,000

	Office Cleaning		City Hall/ Development Services Office Cleaning	$720	52	Week	$ 37,440.00	DSVB: $120/w DSCH: $400/w DSDS: $200/w
	Prevntitive & Corrective Maint.			$5,000	4		**$ 27,000**	
	Air Duct, Carpet cleaning, and pest control		Facility Maintenance	$7,000	1		$ 7,000	
							Total Office Equipment Request:	**$118,440**

Equipment Maintenance

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
1	Preventative Maint.	TBD	Tune up parts, oil, mower blades, etc.	$1,000	9		**$9,000**
2	Gas/Oil	TBD	Fuel for equipment to mow City properties and ROW's	$3,000	9		**$27,000**
3	Corrective	TBD	Equipment/part repair and replacement	$1,500	9		**$13,500**
							Total Office Equipment Request:	**$49,500**

Street Maintenance

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
1	Street Signs and supplies	Safelane Traffic Supply	Sign installation/replacement	$25-$45	100	Ea	**$5,000**
2	Asphalt Cold Mix	Atlas Asphalt Inc.	Pot Hole and Road repair	$1,200	10	Pallet	**$12,000**
	Preventitive Roadway Maintenance	Seal Master	Prevent roadway deterioration by adding a microsurface to streets	$45,000	1	Ea	**$45,000**
3	Road Repair	TBD	Road Repair throughout the City Limits. Crack sealer, paint and striping, etc.				**$170,000**
4	Misc.	TBD	ROW maintenance, street light repair, guardrail repair and replacement, maintenance supplies, etc.				**$40,000**
							Total Street Maintenance Request:	**$272,000**

Street Improvements

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)	
1	Craig St, Brookside, Grand Prarie		Intended roads for improvements from the 5-year Maintenance plan. Mill and overlay with areas of full depth repair.				**$690,948**	Waiting on Engineer Estimate
							Total Street Improvements Request:	**$690,948**

Construction Services

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
	Funding for grant aplications, Engineering funds		Used for grant applications for internal city projects.	$50,000	1		**$40,000**
							Total Office Equipment Request:	**$40,000**

City Hall Lawn Maint.

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
1	Plant and Tree bed maintenance	Home Depot	Bed remulching, plant care, landscaping				$3,000
2	Tree care	TBD	Tree trimming and maintenance				$2,000
						Total City Hall Lawn Maint. Request:	$5,000

Uniforms

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
1	Uniforms	Monogramming Etc.	Uniform replacement/new employee uniforms: Shirts, pants, boots	$1,000	10	Prsn	$10,000
2	Boots	TBD	Boot Replacement	$250	10	Prsn	$2,250
						Total Uniforms Request:	$12,250

Maintenance Supplies

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
1	Personal Protective Equipment	Home Depot/Grainger	Staff safety items: Eye protection, hearing protection, gloves, etc.				$3,000
2	Misc.	TBD	Tape, zipties, WD-40, rags, towels, etc.				$10,000
3	Christmas Light Repair	TBD	Lights, Frames, Outlets				$1,000
						Maintenance Supplies Request:	$14,000

Maintenance Facility

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)	
1	Maintenance Facility bay buildout	TBD	Build out maintenance bays with vehicle lift,Tool benches, Welders, shop tools, and fleet maintenance tools	$100,000		total	$100,000	Waiting on Bidding Process to see what is needed
2								
						Maintenance Facility Request:	$100,000	

FY- 2026 Total Budget Request:	$2,030,672

Historic Preservation Commission
FY 2026 Budget
Approved: June 5, 2025

GL Account	Description	FY 2025	FY 2025 YTD - 5.13.25	FY 2026 Approved	Notes
Expenditures					
	General Fund				
	Historic District Consultant	3,500.00	1,837.80	3,500.00	
	Update Historic Resource Survey	26,000.00	19,500.00	-	Resurvey OFR Historic District ($16,500 FY24) $26,000 for FY25 (Hays & Mercer St. Districts)
	Training for Commissioners	1,250.00	-	1,250.00	
	Historic Preservation Program Manual Implementation	24,800.00	-	24,050.00	Includes Public Meeting Presentatin and Commission Training
	Total Other	**55,550.00**	**21,337.80**	**28,800.00**	
	Special Projects				
	OFR & Hays St. District Signage *	5,000.00		5,000.00	FY25 to include design & construction costs
	Mercer Street pedestrian light banners design & production *	2,500.00		1,500.00	I belive FY 2025 included new design work which may not be needed in FY 2026.
	Total Special Projects	**7,500.00**	**-**	**6,500.00**	
	Total Expenditures	**63,050.00**	**21,337.80**	**35,300.00**	

Support of Projects:
- Support improvements to Stephenson Bldg
- Support of advancement of Old Fitzhugh Rd. Improvement Project

Proposed Projects:
- Quotes for District Signange
- Hays Signage (Temporary)
- Pricing for New Banner Desi
- Sign Design Proposal
- Landscaping

Notes:
* Eligible for Hotel Occupancy Tax Funds

** Eligible for Landscape Funds

Description	Requester	Purpose	Request

Revenues

Balance Forward			458,088.25
Taxes			
Hot Revenue Taxes			900,000.00
Other Revenues			
Other Revenues			10,000.00
Interest			
Total			**1,368,088.25**

Expenditures

Convention or Information Centers			
Transfer to Debt Service	City	Payment of Series 2013 Note	92,055.00
Transfer to Event Center	City	Operation	308,800.00
DSVB	City	Center Operation	500,000.00
	City	Rentalscape	9,000.00
Grants	Pound House		-
	Rollerderby		-
Convention or Information Centers Subtotal			**909,855.00**
Convention Delegate Registration			
Grants			-
Convention Delegate Registration Subtotal			**-**
Tourism Advertising			
Advertising	City	iStock Stock Photos (1/3)	196.00
	City	CivicPlus website (1/3)	3,000.00
	City	PODS Annual Donation Photographers of Dripping Springs	300.00
	City	General Promotion	
	HPC	Historic Tour Brochure Printing	
Holiday Light Displays	City		
Dues and Fees		Hotel Lodging Association	5,000.00
Grants	Pound House		1,500.00
	Rollerderby		-
	DS Ag Boosters		12,625.00
Tourism Advertising Subtotal			**22,621.00**
Arts			
Arts Programs	City	Stars Public Art Campaign	
Grants	DS Ag Booters		-
Arts Subtotal			**-**
Historical Restoration & Preservation			
Grants	Pound House		13,523.50
Historical Restoration & Preservation Subtotal			**13,523.50**
Public Signage			
Signage	City	Mercer Street Banners	
	City	Monument Sign Replacement	42,000.00
	City	Wayfinding Signage	70,000.00
	HPC	Mercer Street Light Banners	4,200.00
	HPC	OFR & Hays St. District Signage	5,000.00
Grants	Pound House		-
	DS Ag Boosters		-
Public Signage Subtotal			**121,200.00**
Sporting Event Promotion			
Grants	DS Ag Boosters		-
	Rollerderby		4,544.00
Sporting Subtotal			**4,544.00**
Lighting			
Dark Sky Compliance	City	Lighting Capital Fund	
Lighting Subtotal			

Description	Requester	Purpose	st
Other			
Holiday Lighting			27,290.00
	Lighting Subtotal		**27,290.00**
Total			**1,099,033.50**
Balance			**269,054.75**

Parks and Community Services
Proposed FY 2026 Departmental Budget

GL Account	Description	FY 2024 Actual	FY 2025 Proposed	FY 2025 Adopted	FY 2025 March 31st	FY 2025 Actual	FY 2026 Proposed	Notes
	Transfers In							
	TXF in from Hays County Bond Measure Award							Rathgeber Entry Road through DSISD Property
	TXF from Contingency Funds General							
100-400-47012	TXF from Contingency Funds DSRP							
100-400-47007	TXF from General Fund							
	TXF From CLFRF							
100-400-47005	HOT Funds		16,500.00	16,500.00				
100-400-47002	TXF from Parkland Dedication (Parkland Dedication funds are allocated for Capital Improvements only.)		8,500.00	8,500.00			392,690.61	
100-400-47014	TXF from Parkland Development (Parkland Development funds can be utilized for maintenance costs)						116,610.00	
100-400-47003	TXF from Landscaping Fund		60,000.00	60,000.00			70,000.00	
	Total Transfers In	**400.00**	**85,000.00**	**85,000.00**	**-**	**-**	**579,300.61**	
	Sponsorships and Donations							
	Christmas on Mercer		3,500.00	3,500.00			4,000.00	Booth and Electricity Fees/Johnna
	Sponsorships & Donations		2,000.00	2,000.00			2,000.00	
100-400-44000	**Total Sponsorships & Donations**	**3,905.00**	**5,500.00**	**5,500.00**	**5,676.00**	**-**	**6,000.00**	
	Aquatics Program Income							
	Pool Daily Entrance Fees	9,800.00	14,500.00	14,500.00			10,000.00	
	Lifeguard/Red Cross Trainings		750.00	750.00			750.00	$150 x 5 (offering for free to staff)
	Pool Season Passes	14,695.00	14,000.00	14,000.00			14,000.00	
	Coyote Camp Entrance Fee Income		1,500.00	1,500.00			2,000.00	$4/camper x 10 weeks x 50 campers
	Pool Events		1,000.00	1,000.00			1,000.00	Movie Nights, Bark in Park, etc...
	Swim Lessons	5,000.00	10,000.00	10,000.00			5,000.00	
100-402-44003	**Total Aquatics Program Income**	**25,181.00**	**41,750.00**	**41,750.00**	**2.40**	**-**	**32,750.00**	
	Pool & Pavilion Rental Income							
	Tiger Splash	18,735.00	18,735.00	18,735.00			19,238.75	To be based on Latest agreement.
	Pool Rental	3,340.00	2,500.00	2,500.00			3,000.00	10 Rentals @ $300 per
100-402-44004	**Total Pool & Pavilion Rental Income**	**22,075.00**	**21,235.00**	**21,235.00**	**-**	**-**	**22,238.75**	
	Park Rental Income							
	Sports & Recreation Athletic Fields	5,250.00	1,500.00	1,500.00			6,000.00	
	Veterans Park/Triangle Rental		500.00	500.00			1,000.00	
	Founders Pavilion Rentals	1,873.00	3,000.00	3,000.00			6,000.00	
	Founders Memorial Athletic Fields	400.00	1,000.00	1,000.00			1,000.00	
	Parking Lot Fee	10,470.00					5,000.00	
100-400-44004	**Total Park Rental Income**	**15,078.00**	**6,000.00**	**6,000.00**	**2,415.00**	**-**	**19,000.00**	
	Community Service Permit Fees							
	Road Closure Permits		300.00	300.00			125.00	
	Film Permits		500.00	500.00			125.00	
	Commercial Activity in a Park						125.00	
	Itinerant Vendor Permits		1,000.00	1,000.00			1,000.00	

Parks and Community Services
Proposed FY 2026 Departmental Budget

GL Account	Description	FY 2024 Actual	FY 2025 Proposed	FY 2025 Adopted	FY 2025 March 31st	FY 2025 Actual	FY 2026 Proposed	Notes
100-400-44001	**Total Community Service Permit Fees**	**485.00**	**1,800.00**	**1,800.00**	**515.00**	**-**	**1,375.00**	
	Community Service Programs & Events							
	Adult Softball League Fees		9,500.00	9,500.00			8,800.00	4 Leagues at $2,200 each = $8,800
100-400-44002	**Total Community Service Programs & Events**	**6,257.00**	**9,500.00**	**9,500.00**	**20.00**	**-**	**8,800.00**	
	Total Revenues	**73,381.00**	**170,785.00**	**170,785.00**	**8,628.40**		**669,464.36**	
Expenditures								
	Other							
	Parks Mileage		500.00	500.00			500.00	Aquatics Manager, Patrick, & Charlie
100-400-64003	Uniforms	954.00	6,000.00	6,000.00	254.00		6,000.00	Parks and Admin Staff
100-400-70003	**Total Other**	**179.31**	**6,500.00**	**6,500.00**	**2,533.00**	**-**	**6,500.00**	
	Software/IT Equipment							
	Survey Monkey		400.00	400.00			400.00	Share with HR and Marketing (see Lisa)
	When I Work		1,000.00	1,000.00			1,650.00	Park Maintenance,Lifeguards and Camp Staff Scheduling
	Canva		450.00	450.00			450.00	Yearly Subscription - per Johnna
	Jotforms						1,500.00	Yearly Subscription - per Johnna
	Productive Parks		2,104.00	2,104.00			2,104.00	Parks Work Order System
	CivicRec Recreation Business Software		9,250.00	9,250.00			9,675.43	Annual software agreement. Quoted on 11/8/24
	Civic Rec Document Management		5,000.00	5,000.00			3,750.00	Per Year
	Monday						5,000.00	Special Event Software - per Johnna
	Printer for Ranch House						1,000.00	HP Business
	Power DMS		1,500.00	1,500.00			1,500.00	Accreditation Software
Shawn to add	**Total Software**	**-**	**19,704.00**	**19,704.00**		**-**	**27,029.43**	
	Dues, Fees & Subscriptions							
	NRPA Agency Membership		900.00	900.00			900.00	Agency Membership (11 - 20 FT Staff + Board)
	Bird City Texas Certification Fee						500.00	Budget $500 for 2026 - per Johnna
	Keep Texas Beautiful		200.00	200.00			200.00	Annual Dues - per Johnna
	TRAPS Membership		1,350.00	1,350.00			1,350.00	Agency Membership (11-15 Staff + 10 Board)
	TPPC Membership		125.00	125.00			125.00	Texas Public Pool Council
100-400-63004	**Total Dues, Fees & Subscriptions**	**2,713.44**	**2,575.00**	**2,575.00**	**1,350.00**	**-**	**3,075.00**	
	Advertisements + Marketing							
	Parks & Community Services Explore Guide		12,000.00	12,000.00			12,000.00	Additional printings & Mailings/Digital Flipbook Subscription.
	HR - Recruitment Ads		1,000.00	1,000.00			1,000.00	TRAPS, Indeed, NRPA
	General Event Banners & Yard Signs		1,000.00	1,000.00			1,000.00	Bark in the Park, Movies in the Park, Community Clean up Days, Star Party, Lights Out Drip, IDS Week, Festival of Flight; 10 banners @ $100 each
	Event Marketing		1,500.00	1,500.00			1,500.00	Online/ Social Media/Paper Ads
	PCS Bags						1,500.00	3,000 Bags
	Feeder Watch						20.00	Master Naturalist Bird Counts
100-400-66001	**Total Advertising & Marketing**	**8,396.11**	**15,500.00**	**15,500.00**	**2,570.00**	**-**	**17,020.00**	
IMPROVEMENTS (CIP)								
	All Parks Improvements							

Parks and Community Services
Proposed FY 2026 Departmental Budget

GL Account	Description	FY 2024 Actual	FY 2025 Proposed	FY 2025 Adopted	FY 2025 March 31st	FY 2025 Actual	FY 2026 Proposed	Notes
	PCS Master Plan		75,000.00	75,000.00				
	Storage Unit at Ranch House		72,000.00	72,000.00				
	Dirt Removal at DSRP		100,000.00	100,000.00				
	DSRP - Path to Pond		70,000.00				73,500.00	$70,000 Move to 2026 per Mayor
	DSRP - Path from RV's to Playground		140,000.00	-			147,000.00	$140,000 Move to 2026
	Restroom Improvements - Founders & SRP						225,000.00	Founders, SRP Restrooms
	Park Lighting Compliance							See Shane/Moved to Park Maintenance
	DSRP - Trail Wayfinding Signage						185,000.00	Bid Services, Construction Docs, and Construction
100-400-71004	**Total All Parks Improvements**	**14,110.15**	**457,000.00**	**247,000.00**	**80,956.00**	**-**	**630,500.00**	
	Founders Memorial Park Improvements							
	Parking lot improvements/dumpster enclosure		155,000.00	155,000.00				
	Pool - Natural Gas Line		50,000.00	-			50,000.00	$50,000 Move to 2026
	Replace Toilets, Urnials and Sinks		20,000.00	20,000.00				Moved to All Parks Improvements
	Pool Chemical Storage		10,000.00	10,000.00				
	Trail Extension Project						3,000.00	Relocate parking lot crossing
100-400-71005	**Total Founders Memorial Park Improvements**	**561,136.29**	**235,000.00**	**185,000.00**	**460.00**	**-**	**53,000.00**	
	Sports & Recreation Park Improvements							
	Phase I Baseball Field Lights - $400,000						400,000.00	See Mike Cork for Estimate. Move to 2026 per the Mayor contingent on Funding
	*Phase 2- Softball #2 - $250,000							
	Phase 3 - Softball Upper & Lower + Soccer #7 - $1,000,000							
	Phase 4 –Soccer #6 (A-E)- $350,000							
	Phase 5 – Soccer Lower, Soccer upper - $650,000							
	New scorekeeper benches at Adult Softball		5,000.00	5,000.00				
	Adult Softball Lights Repair		10,000.00	10,000.00				
	Adult Softball Outfield and Infield Repair		45,000.00	45,000.00				
	Replace Toilets, Urnials and Sinks		10,000.00	10,000.00				Moved to All Parks Improvements
	Replace Broken Lights at Adult Softball Fields						15,000	ATX Electrical - 8 lights
	Irrigation in Front Beds						15,000	~~Getting Quotes~~
	Replace/Remove Athletic Field Fencing		35,000.00				35,000	$35,000 Move to 2026
100-400-71006	**Total Sports & Rec. Park Improvements**	**68,360.00**	**105,000.00**	**70,000.00**	**59,554.00**	**-**	**465,000.00**	
	Charro Ranch Park Improvements							
	Park System Signage Phase 3		75,000.00					Future Improvement
100-400-71007	**Total Charro Ranch Improvements**	**-**	**75,000.00**	**-**		**-**	**-**	
	Veterans Memorial Park /Triangle Improvements							
	Triangle Banner Display Structure							$25,000 Display Banner - on hold.
	Boulders for Parking Lot		5,000.00	5,000.00				
100-400-71009	**Total Veterans Memorial Improvements**	**-**	**5,000.00**	**5,000.00**		**-**	**-**	
	Rathgeber Natural Resource Park Improvements							
	Phase I RGNRP - Schematic Design, Survery & Geotechnical, Construction Documents, Permitting & Regulatory						695,150.00	$695,150 Estimate from RVI.

Parks and Community Services
Proposed FY 2026 Departmental Budget

GL Account	Description	FY 2024 Actual	FY 2025 Proposed	FY 2025 Adopted	FY 2025 March 31st	FY 2025 Actual	FY 2026 Proposed	Notes
100-400-71010	**Total Rathgeber Improvements**	**292,571.79**	**-**	**-**	**5,729.00**	**-**	**695,150.00**	
	Arrowhead Park Improvements							
	Master Plan, Required Site Analysis & Visioning Plan							
	Total Arrowhead Park Improvements						-	
	Skatepark Improvements							
	Landscaping (grass, plant material,etc.)/Lights		25,000.00	25,000.00			25,000.00	Lights
100-400-71012	**Skatepark Improvements**	**164,787.97**	**25,000.00**	**25,000.00**	**-**	**-**	**25,000.00**	
	Total Improvements	**1,100,966.20**	**902,000.00**	**532,000.00**	**146,699.00**	**-**	**1,868,650.00**	
PARK UTILITIES								
	Miscellaneous Park Utilities							
100-400-65007	Portable Toilets - All Parks	7,410.00	10,000.00	10,000.00	3,200.00		10,000.00	
	Hays Trinity Groundwater Consevation District		150.00	150.00			150.00	HTGCD Permit
100-400-65000	Fiber to Ranch House		8,568.00	8,568.00			8,568.00	Per Jason / $714/month
100-400-65007	**Total Misc. Park Utilities**	**8,095.00**	**18,718.00**	**18,718.00**	**3,200.00**	**-**	**18,718.00**	
	Sports & Recreation Park Utilities							
100-400-65011	S&R Park Water	14,159.54	13,000.00	13,000.00	14,088.00		13,000.00	DSYSA Irrigation Agreement
100-400-65012	S&R Electric	(7,352.55)	2,500.00	2,500.00	1,286.00		2,500.00	Ask Shawn about 2024 Actual
	Total SRP Utilities	**6,806.99**	**15,500.00**	**15,500.00**	**15,374.00**	**-**	**15,500.00**	
	Veterans Memorial Park Utilities							
100-400-65010	Triangle Water	386.98	500.00	500.00	211.00		500.00	
100-400-65009	Triangle Electric	-	500.00	500.00			500.00	
	Total VMP Utilities	**386.98**	**1,000.00**	**1,000.00**	**211.00**	**-**	**1,000.00**	
	Founders Memorial Park & Pool Utilities							
100-400-65013	FMP Pavilion Water	-	300.00	300.00	220.00		300.00	
100-400-65014	Founders Park Electricity	6,183.13	-	-	2,740.00			Shawn combined with Pool Electricity
100-402-65013	FMP Pool Water	3,519.33	5,000.00	5,000.00	2,582.00		5,000.00	
100-402-65014	FMP Pool Electricity	-	4,500.00	4,500.00			6,000.00	
100-402-65000	FMP Pool Network & Phone	3,707.11	2,500.00	2,500.00	1,025.00		7,500.00	See Jason $625/month
100-402-65019	FMP Propane for Pool heater	2,514.90	10,000.00	10,000.00			6,000.00	
	Total Founders Utilities	**9,741.34**	**22,300.00**	**22,300.00**	**6,567.00**	**-**	**24,800.00**	
	Rathgeber Natural Resource Park Utilities							
	RGNR - Water							
	RGNR - Electric							
	Total Rathgerber Utilities	**-**	**-**	**-**		**-**	**-**	
	Total Utilities	**25,030.31**	**57,518.00**	**57,518.00**	**25,352.00**	**-**	**60,018.00**	
MAINTENANCE								
	General Maintenance (All Parks)							

Parks and Community Services
Proposed FY 2026 Departmental Budget

GL Account	Description	FY 2024 Actual	FY 2025 Proposed	FY 2025 Adopted	FY 2025 March 31st	FY 2025 Actual	FY 2026 Proposed	Notes
	General	8,667.94	15,000.00	15,000.00			25,000.00	LCRA Step Forward Day/ Jani King Agreement ($1,037/month)/ Playground Mulch
	Trail Maintenance	-					25,000.00	Debris Removal, Grooming
100-400-64005	Equipment Rental	-		5,000.00			5,000.00	
100-400-63013	**Total Gen. Maint**	**8,667.94**	**15,000.00**	**20,000.00**	**5,980.00**	**-**	**55,000.00**	
	Founders Pool Maintenance							
	Pool Maintenance + Repairs		6,000.00	6,000.00			6,000.00	Plumbing, Vandalism Repair, Equipment Repair
	Pool House Paint		15,000.00	15,000.00				Wood Stain
	Replace Filter Sand						1,500.00	See Drew
100-402-63015	**Total Pool Maint.**	**8,346.20**	**21,000.00**	**21,000.00**	**15,505.00**	**-**	**6,000.00**	
	Founders Park Maintenance							
	Trail Grooming + Park Maintenance		5,000.00	5,000.00				
	Grounds Maintenance (Founders Park Lawn) + Grounds Contract		9,000.00	9,000.00			9,000.00	Mowing Contract Bid
	Tree Trimming and Landscaping		10,000.00	10,000.00			10,000.00	
	General Maintenance		2,000.00	2,000.00			7,000.00	Vandalism Repair, Plumbing, Playground Repair
	Light Compliance						15,000.00	Per Shane
	Repaint Parking Lot						3,000.00	See Riley
100-400-63015	**Total Founders Park Maint.**	**8,677.83**	**26,000.00**	**26,000.00**	**188.00**	**-**	**44,000.00**	
	Skatepark Park Maintenance							
	Skatepark Maintenance		2,500.00	500.00			500.00	
100-400-63036	**Total Skatepark Maint.**	**-**	**2,500.00**	**500.00**		**-**	**500.00**	
	S & R Park Maintenance							
	Grounds Maintenance (Lawn Maintenance) + Grounds Contract		22,500.00	22,500.00			22,500.00	Mowing Contract Bid
	Tree Trimming and Landscaping		10,000.00	10,000.00			10,000.00	
	Trail Grooming + Maintenance		5,000.00	5,000.00				Added to General Maintenance
	General Maintenance		6,000.00	6,000.00			11,000.00	VB Poles, Fence Work, Playground Parts, Rocks etc..
100-400-63016	**Total SRP Maint.**	**22,306.56**	**43,500.00**	**43,500.00**	**2,004.00**	**-**	**43,500.00**	
	Charro Ranch Park Maintenance							
	Trail Grooming + Maintenance		750.00	750.00				
	Grounds Maintenance General Grounds Contract		9,000.00	9,000.00			9,000.00	Mowing Contract Bid
	Prescribed Burn		5,000.00	5,000.00			5,000.00	
	Tree Trimming and Landscaping		10,000.00	10,000.00			10,000.00	
	Demo Garden Maintenance		500.00	500.00			300.00	Michael Meves
	Rainwater Collection Tank Maintenance		400.00	400.00			400.00	Michael Meves
	General Maintenance		500.00	500.00			1,000.00	Michael Meves
100-400-63017	**Total Charro Maint.**	**5,645.44**	**26,150.00**	**26,150.00**	**-**	**-**	**25,700.00**	
	Triangle/Veterans Memorial Park Maintenance							
	Tree Trimming and Landscaping		5,000.00	5,000.00			5,000.00	

Parks and Community Services
Proposed FY 2026 Departmental Budget

GL Account	Description	FY 2024 Actual	FY 2025 Proposed	FY 2025 Adopted	FY 2025 March 31st	FY 2025 Actual	FY 2026 Proposed	Notes
	Grounds Maintenance		500.00	500.00			500.00	
	General Maintenance		200.00	200.00			200.00	
100-400-63018	**Total VMP Maint.**	**122.41**	**5,700.00**	**5,700.00**	-	-	**5,700.00**	
	Rathgeber Natural Resource Park Maintenance							
	Grounds Maintenance							Mowing Contract
	Trail Maintenance							
	General Maintenance							
100-400-63037	**Total Rathgerber Maint.**	**36.93**	-	-		-	-	
	Arrowhead Park Maintenance							
	Grounds Maintenance							Mowing Contract
	Trail Maintenance							
	General Maintenance							
	Total Arrowhead Park Maint.	-	-	-		-	-	
	Ranch Park Maintenance							
200-401-63003	Grounds Maintenance	7,397.11	15,000.00	15,000.00	1,440.00		10,000.00	Mowing Contract Bid - Move to PCS Budget
	Tree Trimming and Landscaping						10,000.00	Move to PCS Budget
200-400-63035	General Maintenance/Ranch House	5,055.44	2,000.00	2,000.00	1,980.00		2,000.00	Move to PCS Budget
	Total Ranch Park Maint.	**12,452.55**	**17,000.00**	**17,000.00**	**3,420.00**	-	**22,000.00**	
	Total Maintenance	**53,803.31**	**156,850.00**	**159,850.00**	**27,097.00**	-	**202,400.00**	
SUPPLIES								
	General Supplies							
	General Park Supplies		2,000.00	2,000.00			10,000.00	Pet Waste Bags, Trash Can Replacement
	Cleaning and toiletry supplies for Park Restrooms		5,000.00	5,000.00			5,000.00	25% of DSRP
	Pesticide and Herbicide		600.00	600.00				
	Tools		10,000.00	10,000.00			10,000.00	Hand Tools for Trucks; General Tools and Equipment; Safety Lights for PCS Trucks
	PCS Operations Supplies		2,000.00	2,000.00			2,000.00	Office Supplies, Laminating Rols, Coffee, etc...
100-400-64011	**Total General Supplies**	**3,694.58**	**19,600.00**	**19,600.00**	**3,594.00**	-	**27,000.00**	
	Community Services Event Supplies							
	Festival of Flight		1,000.00	1,000.00			1,000.00	Program supplies and entertainment.
	Community Clean-Up Days		200.00	200.00			200.00	Program supplies (trash bags, gloves, replacemenet trash grabbers), snacks and incentives
	Movies in the Parks		3,000.00	3,000.00			3,300.00	Movies in the park licenses. 6 Movies @ $550 each.
	2 Micro Events		1,000.00	1,000.00			1,000.00	Bird City Events, Bark in the Park, Kite Fest.etc
	Event Give Aways		5,000.00	5,000.00			5,000.00	Christmas on Mercer/Founders Day/Parks & Rec Month, Volunteer Appreciation etc. (t-shirts, trinkets, give
	Program Supplies		750.00	750.00			-	Moved to Program Supplies

Parks and Community Services
Proposed FY 2026 Departmental Budget

GL Account	Description	FY 2024 Actual	FY 2025 Proposed	FY 2025 Adopted	FY 2025 March 31st	FY 2025 Actual	FY 2026 Proposed	Notes
100-400-64015	**Total Comm. Ser./Event Supplies**	**7,129.67**	**10,950.00**	**10,950.00**	**254.00**	**-**	**10,500.00**	
	Program Supplies							
	Recreation Program Supplies		750.00	750.00			750.00	Swim Programs,Education Programs,etc...
100-400-64015	**Total Program Supplies**	**-**	**750.00**	**750.00**		**-**	**750.00**	
	Charro Ranch Supplies							
	General CRP Supplies		850.00	850.00			500.00	
	Bird Seed		200.00	200.00			1,000.00	Michael Meves
100-400-64012	**Total Charro Supplies**	**1,133.48**	**1,050.00**	**1,050.00**	**55.00**	**-**	**1,500.00**	
	Founders Pool Supplies							
	General FMP Supplies		2,000.00	2,000.00			2,000.00	
	Staff Uniforms		1,500.00	1,500.00			1,500.00	lifeguards + swim instructors
	Office Supplies		500.00	500.00			500.00	
	Patio Furniture (Tables, Chairs, Lounge Chairs, etc..)		$4,500	$4,500			$4,500	Lounge Chairs
	Swimming Pool Cleaning Supplies		1,000.00	1,000.00			1,000.00	Bathroom & Cleaning Supplies
	Staff Training and Supplies		700.00	700.00			700.00	Red Cross Fees, First Aid, CPR Masks, Whistles, Tubes
	Small Tools		1,000.00	1,000.00			1,000.00	Leaf Blower, Brush Heads, Skimmer nets
	Pool Chemicals		15,000.00	15,000.00			15,000.00	
100-402-64013	**Total Fouinders Pool Supplies**	**12,338.60**	**26,200.00**	**26,200.00**	**50.00**	**-**	**26,200.00**	
	Sports & Recreation Park Supplies							
	General SRP Supplies		400.00	400.00			400.00	Volleyball and Basketball nets
100-400-64014	**Total SRP Supplies**	**156.49**	**400.00**	**400.00**	**46.00**	**-**	**400.00**	
	Rathgeber Supplies							
	Data Plan for Cameras		504.00	504.00			504.00	Includes all 4 cameras ($120 for 1st Camera and $96 for other 4 Cameras)
	Supplies for Cameras		1,000.00	1,000.00			1,000.00	Batteries, SD Cards, Replacement Cameras,etc..
100-400-64033	**Total Rathgeber Supplies**	**749.86**	**1,504.00**	**1,504.00**		**-**	**1,504.00**	
	Total Supplies	**25,202.68**	**60,454.00**	**60,454.00**	**3,999.00**	**-**	**67,854.00**	
Seasonal Program & Aquatics Personnel								
	Aquatics Staff							
	Head Lifeguards		36,960.00	36,960.00			36,960.00	New Pay Range: $19 -$24 @ 35 hours / week
	Lifeguards		55,000.00	66,000.00			66,000.00	New Pay Range: $16 -$20 @ 35 hours / week
	Swim Instructors Contractual		6,000.00	6,000.00			6,000.00	Contractual
	Pool Cashier		8,800.00	8,800.00			-	
	SUI & Employment Taxes		9,053.00	9,053.00			9,053.00	Shawn
100-402-60007	**Total Aquatic Staff**	**62,868.24**	**115,813.00**	**126,813.00**	**3,265.00**	**-**	**118,013.00**	
	Contracted Services							

Parks and Community Services
Proposed FY 2026 Departmental Budget

GL Account	Description	FY 2024 Actual	FY 2025 Proposed	FY 2025 Adopted	FY 2025 March 31st	FY 2025 Actual	FY 2026 Proposed	Notes
100-400-70007	Events		3,000.00	3,000.00	1,695.00		3,000.00	Chrismas on Mercer Security/EMS
100-400-62011	Parks Planning Consultants		10,000.00	10,000.00	1,245.00		35,000.00	Brent Luck, Studio 16:19, RVI, Halff
100-400-64015	Score Keepers for Adult Softball		2,400.00	2,400.00	254.00			Contracted Out
100-400-64015	Umpires for Adult Softball		1,440.00	1,440.00				Contracted Out
	Payroll Tax Expenses							Shawn
	Parks On Call							$10,200 taken out per shawn.
	Total Contracted Staff	**-**	**16,840.00**	**16,840.00**	**3,194.00**	**-**	**38,000.00**	
	Employment Taxes							
	PCS/Parks FICA							
	Parks Med							
	Office Med							
	Total Taxes	**-**	**-**	**-**			**-**	
	Seasonal & Program Staff Total	**62,868.24**	**132,653.00**	**143,653.00**	**6,459.00**	**-**	**118,013.00**	
	TX to DSRP OP	**-**	**-**	**-**				
	Total Expenditures	**1,279,159.60**	**1,334,050.00**	**978,050.00**	**216,059.00**	**-**	**2,408,559.43**	
	Balance	**(1,205,778.60)**	**(1,163,265.00)**	**(807,265.00)**	**(207,430.60)**	**-**	**(1,739,095.07)**	

FY26

BUDGET REQUEST

Name- Laura Mueller	Dept/Board- Administration/Legal

Training/Travel

Item Priority	Item Description	Vendor	Justification	Date/Location	Cost per Unit	Attendees	Unit Type	Total ($)	Registration	Hotel	Mileage/Air	Per Diem
	TCAA - Summer	TCAA	CLE	June/Galveston	$0	2	LM/AA	**$3,102**	$450.00	$1,800	$500	$352
	IMLA -- Fall	IMLA	CLE	October/New Orleans	$0	1	AA	**$2,502**	$850.00	$1,000	$300	$352
	TCAA - Fall	TCAA/TML	CLE	October/Fort Worth	$0	1	LM	**$1,800**	$200	$900	$350	$350
	Bar Dues	State of Texas	Required	June 1st of each year	$650	2	LM	**$650**	$650			
	TCAA Dues	TCAA	CLE/TCAA	July 1st of each year	$130	3	LM/AA/KC	**$390**	$ 130.00			
								Total Budget Training/Travel Request:		**$8,444**		

IT Equipment/Software

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
	Westlaw	Westlaw	Legal Research	$575 per month	1		**$6,900**
						Total Budget IT/Software Request:	**$6,900**

Uniforms

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
	Uniforms		Representation	$40	$9		360

Outside Legal Services-Re

Item Priority	Services	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
LM	Litigation-General	BLF	Land Use issues that can lead to litigation	$300 per hour	15	hours	**$4,500**
LM	Litigation-Code Enforcement	BLF	Code Enforcement in the ETJ	$300 per hour	15	hours	**$4,500**
GF/WW	Eminent Domain	BLF	Wastewater Infrastructure (TWDB)	$175 per hour		hours	**GF**
GF/WW	Permit Litigation	Tuckfield/AD	Wastewater Funds	Tuckfield $250 an hour Alexander $700 an hour		hours	**GF**
GF/WW	Utility Counsel	Tuckfield	Wastewater Funds	Tuckfield $200 an hour		hours	**GF**
LM	City Attorney Assistance	BLF	Backup for Laura	$200 per hour	15	hours	**$3,000**
MF	Municipal Court-backup	BLF	Municipal Court backup	$200 per hour	20		**$4,000**
MF	Municipal Court Judge						**MF**

FY25
BUDGET REQUEST

Name- Andrew Binz	Dept/Board- Parks & Community Services

Personnel

Item Cost Priority	Position Title/Description	Proposed Salary	IT Needs $900/$1,700 Computer/Laptop Yes/No	$500/$1,180 Cell/Tablet Yes/No/Both	$700 Work Station Docking Station 2 Mtrs.	$264 Ring Central Line	$276 MSO365 E1 or E3	$325 Adobe/Pro	Other/ Peripherals	Cost Per Unit	# of Units	Total ($)
	Andrew Binz/ Director	Existing	$ 1,700	no	$ 700	no	no	no	no			$ 2,400
									Total Budget Person Request:			$2,400

Training/Travel

Item Priority	Item Description	Vendor	Justification	Date/Location	Cost per Unit	# of Units	Unit Type	Total ($)	Registration	Hotel	Mileage/Air	Per Diem
	Heavy Equipment Cert.		Park Maint. Training	TBD	$2,600	1		$2,600				
	TRAPS Regional	TRAPS	Prof. Development	Nov. 2025/Schertz	$45	6		$270	$ 45.00	NA	NA	NA
	TRAPS State	TRAPS	Prof. Development	Feb. 2026/Corpus	$2,075	4		$8,300	$325	$ 1,200.00		$ 280.00
	NRPA	NRPA	Prof. Development	Sept. 2026/Philly	$2,480	2		$4,960	500	$ 1,200.00	$ 500.00	$ 280.00
	NRPA	NRPA	Prof. Development	Directors School	$3,900	1		$3,900	$ 3,400	Included	$ 500.00	
	NRPA	NRPA	Prof. Development	Maint. Management	$3,900	1		$3,900	$ 3,400	Included	$ 500.00	
	NRPA	NRPA	Prof. Development	Event Management	$3,900	1		$3,900	$ 3,400	Included	$ 500.00	
	TFEA	TFEA	Prof. Development	San Antonio								
	CPRP	NRPA	Prof. Development		$345	2		$690				
	Tuition Reiumbursement	City	Prof. Development	TBD/Chris Segovia	$3,000	2		$6,000				
								Total Budget Training/Travel Request:				$34,520

IT Equipment/Software

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
	Monday		New	$5,000			5,000.00
	Survey Monkey		Current	400.00			400.00
	Jot Forms		Current	1,500.00			1,500.00
	When I Work		Current	1,650.00			1,650.00
	Canva		Current	450.00			450.00
	Productive Parks		Current	2,104.00			2,104.00
	CivicRec Recreation		Current	9,250.00			9,675.43
	Civic Rec Document Mang.		New	5,000.00			3,750.00
	Power DMS		New	1,500.00			1,500.00
							-
						Total Budget IT/Software Request:	26,029.43

Office Equipment

Item Priority	Item Description	Vendor	Justification	Cost per Unit	# of Units	Unit Type	Total ($)
	Printer for Ranch House		New	$1,000	1		$1,000
						Total Office Equipment Request:	$1,000

6/9/2025 FY 2026 TIRZ Budget Scenario-

"TIRZ Board Meeting > Board Approval 6/9/25"

TIRZ Board Approved Priority Projects & Scenarios :

1 Civic Center / City Hall Site Acquisition:
"Town Center > Alternative Site(s)- Planning Support & Feasibility Studies"

	FY 25	FY '26
Civic Center Project Total:	$ 60,000	$ 60,000

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

2 Old Fitzhugh Rd Project:
"OFR PSE's Advanced to > 100% PSE's > Bids > Construction Phase"

Construction Funded by CO's

	FY 25	FY '26
OFR PSE's PSA- HDR Amendment .1 (Jan '24):	$ 70,000	$ 49,493
OFR PSE's PSA- HDR Amendment. 2 (pending):	$ -	$ 125,000
Negotiated Proposal - Capped Allowance FY '26	OFR Total:	$ 174,493

HDR PSA & Amendments: $898.5K
Est'd PSA.A1 Costs > 9/26
HDR PSA Amendment 2 Proposal $ 146,625
Est'd Expenditures > 9/30/26

3 Downtown Parking Project Project:
"Downtown Parking > Bids > Construction Phase"

Construction Funded by CO's

	FY 25	FY '26
HDR Doucet & Consultants PSA's & Amendments	$ 60,000	$ 20,000

TIRZ Project Team
AE Project Team Services:
Permits > Bids > Construction

4 Stephenson Building Project:
"Stephenson Building > Bids > Construction Phase"

Construction Funded by CO's

	FY 25	FY '26
Architexas & Consultants PSA's & Amendments	$ -	$ 38,750

TIRZ Project Team
AE Project Team Services:
Permits > Bids > Construction

5 Downtown Restrooms
"Planning, Design & Implementation > Construction"

	FY 25	FY '26
Downtown Restrooms Project Total:	$ 100,000	$ -

* Project Completed 4/25

6	Downtown Drainage, Roadways & Sidewalks Master Plan "Adopt Project Phases & Advance Breakout Projects"			City Engineer Driven Project:	
		FY 25	FY '26	Master Plan Completed Q. '25	
	Gilpin Engineering District Phasing Cost Estimat	$ -	$ 180,250	Mercer St Paseo Breakout Project:	$ 180,250
	Defer Other Phased Breakout Projects > FY 202	$ -	$ -		$ 613,915
		$ -	$ -		$ 624,988
		$ -	$ -		$ -
		$ -	$ -		$ -
	Downtown Master Plan Projects Total:	$ -	$ 180,250	*TIRZ Board Approval Needed	$ 1,419,153
7	Dripping Springs Community Library "Civic & Sustainable Infrastructure Promoting Community Connectivity & Syne			Project Elements, Spaces w/ Community Benefits*	
		FY 25	FY '26		
	DSCL Schematic Design Cost Estimates- '25*	$ -	$ 500,000	*General Budget Allocation:	$ 390,000
		$ -	$ -	TIRZ-Related Project Elements	$ 220,000
		$ -	$ -		$ 150,000
		$ -	$ -		$ 500,000
		$ -	$ -		$ -
	Library TIRZ-Related Projects Total:	$ -	$ 500,000	*ILA & Agreement Needed	$ 1,260,000
8	Creek Road & Ramirez Lane* "Redevelopment Distirct & Civic Infrastructure Master Plan"				
		FY 25	FY '26	TIRZ Project Team	
	Feasibility Studies, Concept Plan, Economic Study	$ -	$ 90,000	Budget Allowance for FY'26:	
				Prospective Consulting Services	
	Creek Rd & Ramirez Lane Project Total:	$ -	$ 90,000	*RFP Needed	
9	Recap Summary- All Priority Projects:				
	Direct Project Budget- Scenario Proposal:	FY 25	FY '26		
	Total Direct Project Costs:	$ 290,000	$1,063,493	Year by Year Comparison	

"TIRZ Board Meeting > Board Approval 6/9/25"

date	FY 2026 Proposed TIRZ Budget Recap:	FY 25 approved	FY 26 proposed	
	Total Direct Project Costs:	$ 290,000	$ 1,063,493	All Priority Projects: Summary
date	FY 2026 Proposed TIRZ Indirect Costs:			
10/1/2025	TIRZ Project Manager: PSA Amendment #9: KE	$ 32,000	$ 42,000	PM Coordinating (3-4) Projects
10/1/2025	TIRZ Administrator: P3 Works (allowance)	$ 16,000	$ 16,000	TIF Revenues & Analysis
10/1/2025	(TBD other)	$ -	$ -	
10/1/2025	TIRZ Miscellaneous Consulting (allowance)	$ 30,000	$ 30,000	Supporting & Misc. Project Tasks
	Total Indirect Costs:	$ 78,000	$ 88,000	Subtotal: PM + Admin + Misc
"TIRZ Board Meeting > Board Approval 6/9/25"		$ 368,000	$ 1,151,493	FY '26: Total Proposed Budget

6/9/2025 "FY'26 Budget and Estimated TIRZ FY '26 Cash Balance- Reconciliation"
"TIRZ Board Meeting > Board Approval 6/9/25"

Estimated Available TIRZ Cash Balance at End of FY '25*:	$ 3,409,737	TIRZ Admin:	$ 3,409,737
(*Including projected TIRZ FY'25 Revenue w/ Full Expenditure of FY '25 budget)	Apr '25 Rept	(Table 15)	
Less: Series '25 CO Debt Financing- FY '26:	$ (426,000)	Finance Dir. #	$ (426,000)
Less: TIF Fund Balance Contributions- FY '26:	$ (187,000)	Finance Dir. #	$ (187,000)
Subtotal All Contributions- FY '26:	$ (613,000)	Finance Dir. #	$ (613,000)
Less: Proposed FY '26 TIRZ Budget:	$ (1,151,493)	Budget Recap	
6/9/2025 Projected Remaining TIRZ Cash Balance at End of FY '26:	$ 1,645,244	surplus (short)	

TRANSPORTATION COMMITTEE

2025-2026 BUDGET REQUEST

Transportation Budget Funded Projects

~~**1. Transportation Symposium - $5,000**~~

~~Staff recommends removing this item from the budget. With the continued coordination among the City, TxDOT, Hays County, and other stakeholders through the Transportation Committee, staff believes that a separate Transportation Symposium is no longer necessary. The Committee continues to serve as an effective forum for discussing key transportation projects such as the widening of US 290 and the development of alternate or bypass routes.~~

~~Committee suggests removing this item.~~

2. Misc. HDR Consulting/Engineering - $50,000

This budget is to cover expenses incurred by the City's traffic consultant, HDR, on other matters that come to the attention of the Transportation Committee. Example tasks include traffic engineering design, consultation on traffic-related issues and small studies.

3. HDR Developer Reviews - $250,000 (Fully Reimbursable)

This item covers the review of Traffic Impact Analyses (TIAs) for development projects. Costs are reimbursed by the respective developers.

4. ADA Transition Plan – $250,000

This planning project is eligible for partial funding through the TxDOT Transportation Alternatives (TA) program. Even if not selected for a grant, the City must move forward with this project to meet federal accessibility requirements. Staff recommends proceeding regardless of grant outcome. Staff also recommends a portion of the previously allocated $400,000 (from the Arrowhead signalization project) to cover this cost. If this grant is awarded, the City's contribution will be 20%, or $50,000.

5. High Visibility Crosswalks - $1,500,000 ($1,200,000 from TxDOT, $300,000 from City)

Also submitted for TA grant consideration, this project will only proceed if awarded funding. If TxDOT does not select the project, the City will not move forward with the project. Staff recommends a portion of the previously allocated $400,000 (from the Arrowhead signalization project) to cover this cost. If awarded, the City will be responsible for 20% of the cost.

6. Transportation Master Plan Update - $150,000

The City's current Transportation Master Plan was adopted in 2021 and is due for a five-year update in 2026. This update will allow staff to align the plan with the soon-to-be-adopted Comprehensive Plan and to revise assumptions and priorities based on recent development trends and roadway construction that varied from the current Thoroughfare Plan. The estimated cost of the update will vary significantly depending on how substantive the changes are in proposed development patterns. The updated plan will serve as a foundation for future transportation planning efforts, including impact fee implementation.

Multi-Year Transportation Projects Summary

7. Creek Road & Ramirez Lane Area Planning Study – $350,000 (TBD)

This area plan would support future design and reconstruction of Creek Road and Ramirez Lane. The City intends to apply for CAMPO grant funding to cover a portion of the project cost, though matching requirements have not yet been confirmed. Staff recommends allocating a portion of the previously approved $400,000 (originally set aside for the Arrowhead signal project) to fund the FY 2025 portion. The project has also been identified as a TIRZ priority and may be eligible for partial funding from that source.

8. Transportation Impact Fee - $75,000

Following adoption of the updated Transportation Master Plan, staff recommends initiating a study to establish a transportation impact fee. This would provide a standardized, trip-based cost for development and significantly simplify the review process for Traffic Impact Analyses. This budget item would fund the technical analysis, stakeholder coordination, and ordinance development required to implement the fee program. Staff anticipates this effort will span FY 26 & FY 27.

Estimated Expenses = $2,260,000

Estimated Revenue = $1,850,000 (Including $400k carry-over from Arrowhead)

Total Impact on Budget = $410,000

Debt-Funded Projects

9. Arrowhead Signalization - $400,000

The City has approved $400,000 for the installation of a traffic signal at US 290 and Arrowhead Ranch Boulevard and has entered into an Advance Funding Agreement (AFA) with TxDOT. Payment to TxDOT is due 60 days prior to the bid letting date, which is currently anticipated for FY 2025. Staff anticipates debt-funding this project at the time of payment and recommends reallocating the previously approved $400,000 toward other multi-year transportation priorities, such as the TxDOT Transportation Alternatives (TA) grant projects.

10. Wild Ridge Boulevard Additional Lanes – $8.7M to $11.6M (City Share TBD)

This project includes the construction of additional lanes along Wild Ridge Boulevard and associated improvements, including connections to US 290. The project is being funded through a pro-rata cost-sharing agreement with multiple developments, as outlined in the Wild Ridge MUD Agreement. The City's share depends on contributions from other developments and may be funded through a combination of prepayments or ongoing debt service contributions. Staff recommends reserving capacity for this multi-year commitment as the bond schedule is finalized.

TIRZ Projects

11. Old Fitzhugh Improvements - $5,215,801 (FY 2025-2026)

This project includes the reconstruction of Old Fitzhugh Road including pedestrian improvements at a total construction cost estimate at$8,093,360. The project is being funded through multiple sources. Hays County POSAC will fund $1,605,000 for landscape and drainage. TxDOT will fund $1,272,559 for the sidewalk and pedestrian facilities. The City is responsible for the remainder. The City's share is estimated at $5,215,801.

12. Downtown Street Improvements - $TBD

City Staff created a Downtown Road, Drainage and Sidewalk Master Plan at the request of the TIRZ Board. The goal of the Downtown Road, Sidewalk and Drainage Master Plan is to develop a phased approach to source funding for the design and construction of improvements consistent with the concepts introduced in the City’s approved Transportation Master Plan (TMP). The plan includes core downtown streets Mercer, Wallace, Hays, Bluff, College, San Marcos and Old Fitzhugh. The plan focuses on improving downtown parking, pedestrian access and safety at the same time as improving the City’s downtown drainage conveyance facilities. Parking improvements include options for angled parking or parallel parking along improved street sections. Pedestrian facilities include combinations of 5-foot sidewalks and shared use paths along with the extension of the street lighting network, benches and bike racks already implemented in Mercer Street and currently being planned for Old Fitzhugh Road. Storm conveyance will be improved to curb and gutter with underground pipes systems.

The TIRZ Board is currently considering funding 30% Design in 2026 for both the Mercer District and Hays District.

Other Transportation Projects

13. Village Grove Parkway Improvements – ($308,150 Waived Fees)

This project includes offsite roadway and intersection improvements needed to support the Village Grove development. The developer is responsible for funding and constructing the improvements, including work at US 290 and RM 12. As part of the Offsite Road Agreement, the City has agreed to waive $308,150 in review and inspection fees (excluding any third-party consultant costs). No additional City funding is currently allocated.

FY 2026 Supplemental Requests

Dept.	GL Account #	GL Account Name	Description	Amount	Notes	Priority
Parks	100-400-71004	All Parks Improvements	DSRP Path to Pond	$ 73,500.00	$70,000 Move to 2026 per Mayor	
			DSRP Path from RV's to Playground	$ 147,000.00	$140,000 Move to 2026	
			Restroom Improvements	$ 225,000.00	Founders & SRP	
			DSRP Trail Wayfinding Signage	$ 185,000.00	Bid Services, Construction Docs & Construction	
	100-402-71005	Pool Improvements	Natural Gas Line Installation	$ 50,000.00	$50,000 Move to 2026	
	100-400-71005	Founders Improvements	Trail Extension	$ 3,000.00	Relocate Parking Lot Crossing	
	100-400-71006	SRP Improvements	Phase I Lighting	$ 400,000.00	Baseball Field	
			Irrigation - Front Beds	$ 15,000.00	Landscape Eligible	
			Replace/Remove Athletic Field Fencing	$ 35,000.00		
	100-400-71010	Rathgeber Improvement	Phase I - RGNRP	$ 695,150.00	Schematic Design, Survey & Geo, Const. Docs, Perm.	
	100-400-71012	Skatepark Improvement	Landscaping	$ 25,000.00	Lights? Lights are not landscaping.	
	100-106-64002	Software	Monday	$ 5,000.00		
			CivicRec Document Managemewnt	$ 3,750.00		
			Power DMS	$ 1,500.00		

FY 2026 Supplemental Requests

Dept.	GL Account #	GL Account Name	Description	Amount	Notes	Priority
Maintenance	100-304-64006	Fleet Acquisition	Maintenance Vehicle	$ 85,000.00	1 Ton for for transporting large equipment, responding to work order, and performing daily maintenance tasks	
			Building Vehicles	$ 110,000.00	2, 1/2 Ton to be Used as a Bulding Department Vehicle for Inspections and Code Enforcement	
	100-106-64001	IT Equip. & Support	2 Laptop	$ 3,400.00	For New position requests	
			2 Workstations	$ 1,400.00	For New position requests	
			2 Tablet	$ 2,360.00	For New position requests	
	100-106-65000		2 Cellphone	$ 1,000.00	For New position requests	
	100-106-64002		Construction Software	$ 15,000.00		
	100-304-63002	Fleet Maintenance	Fuel	$ 12,000.00	Additional Fuel Costs for added vehicles	
	100-304-64009	Maintenance Equipment	Crack Sealer Machine	$ 85,000.00		
			Equipment Trailer	$ 18,000.00		
	100-200-62002	Engineering		$ 40,000.00	Engineering/Consultant Aide for Grant Applications	
		Maintenance Facility	Contents, not build out from debt	$ 100,000.00	Instalation of maintenacne bays with vehicle lift, tool benches, welders, shop tools, and fleet maintenance tools	
	100-000-60000	Salaries	Fleet Mechanic	$ 65,000.00		
			City Project Manager	$ 75,000.00		
			Maintenance Opperations Manager	$ -		
			City Arborist/ Landscape Specialist	$ -		
IT	100-016-64001	IT Equipmenr & Support	Stephenson AV	$ 100,000.00		
			Stephenson Network	$ 20,000.00		
			Mercer Restroom Network	$ 20,000.00		
			City Hall Smart Board	$ 6,600.00		
			City Hall Halway Door Frames	$ 8,000.00		
			Conference Room TV	$ 3,800.00		
			Council Acoustinc Treratment	$ 20,000.00		
	100-304-63000	Office Maint. & Repairs	IT Office Window	$ 5,000.00		

FY 2026 Supplemental Requests

Dept.	GL Account #	GL Account Name	Description	Amount	Notes	Priority
Boards & Commissions	100-000-63005	Training & Educations	Historic Preservation Program Manual I	$ 24,050.00		
Building	100-106-64001	IT Equipment & Support	Conference Room TV	$ 800.00		
Planning	100-106-64001	IT Equipment & Support	GIS Analyst - Laptop	$ 1,700.00	For proposed new position	
			Docking Station	$ 700.00	For proposed new position	
			Ring Central	$ 264.00	For proposed new position	
			Office 365	$ 273.00	For proposed new position	
			Adobe Pro	$ 325.00	For proposed new position	
Commmunications	100-106-64001	IT Equipment & Support	Graphic Designer - Laptop	$ 1,700.00	For proposed new position	
			Docking Station	$ 700.00	For proposed new position	
	100-106-65000	Network & Phone	Ring Central	$ 264.00	For proposed new position	
	100-106-64002	Software	Office 365	$ 273.00	For proposed new position	
			Adobe Pro	$ 325.00	For proposed new position	
			Creative Cloud	$ 1,176.00	For proposed new position	

FY 2026 Supplemental Requests

Dept.	GL Account #	GL Account Name	Description	Amount	Notes	Priority
Emergency Management	100-106-64007	IT Equipment & Support	1 Laptop	$ 1,700.00	For proposed new position	
			Workstation	$ 700.00	For proposed new position	
			keyboard,mouse, headset	$ 100.00	For proposed new position	
	100-106-65000	Network & Phone	Ring Central	$ 264.00	For proposed new position	
	100-106-64002	Software	Office 365	$ 273.00	For proposed new position	
			Adobe Pro	$ 325.00	For proposed new position	
	100-500-68000	Emergency Management Equipment	Archer Barrier	$ 85,000.00		
			Archer Barrier	$ 52,110.00		
			Crowd Control Barrier	$ 15,000.00		
			Flock Security Cameras	$ 8,000.00		
DSRP	200-401-71008	Improvements	Roof Sealing	$ 560,000.00		
			Replace Exterior Facility Lights	$ 27,250.00		
			Daikin Repairs	$ 98,000.00		

City Council Regular Meeting

Dripping Springs ISD Center for Learning and Leadership

Board Room, 300 Sportsplex Drive – Dripping Springs, Texas

Tuesday, June 17, 2025, at 6:00 PM

DRAFT MINUTES

CALL TO ORDER & ROLL CALL

With a quorum of City Council Members present, Mayor Foulds called the meeting to order at 6:02 p.m.

City Council Members
Mayor Bill Foulds, Jr.
Mayor Pro Tem Taline Manassian
Council Member Place 2 Wade King
Council Member Place 3 Geoffrey Tahuahua
Council Member Place 4 Travis Crow
Council Member Place 5 Sherrie Parks

Staff, Consultants & Appointed/Elected Officials
City Administrator Michelle Fischer
Deputy City Administrator Ginger Faught
Deputy City Administrator Shawn Cox
City Attorney Laura Mueller
Deputy City Attorney Aniz Alani
City Secretary Diana Boone
Community Events Coordinator Johnna Krantz
Planning Director Tory Carpenter
Maintenance Director Riley Sublett
Parks & Community Services Director Andy Binz
Parks & Community Services Assistant Director Emily Nelson
People & Communications Director Lisa Sullivan
TIRZ Project Manager Keenan Smith

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Taline Manassian.

PRESENTATION OF CITIZENS

A member of the public that wishes to address the City Council 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 City Council 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 City Council must present the documents to the City Secretary or City Attorney providing at least seven (7) copies; if seven (7) copies are not provided, the City Council 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 Mayor 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.

PROCLAMATIONS & PRESENTATIONS

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

1. **A Proclamation of the City of Dripping Springs proclaiming the week of June 16th-22nd, 2025 as "Pollinator Week" in Dripping Springs.** *Sponsor: Council Member Sherrie Parks*

   The Proclamation was read and presented by Council Member Parks. No action was taken.

2. **Presentation on the proposed Hays County Public Health Advisory Board and request for the City to appoint a representative to serve as a Board Member.** *Matthew Gonzales, Director of Hays County Health Department*

   Mathew Gonzales with Hays County Health Department presented. No action was taken.

3. **Presentation and discussion regarding the proposed Municipal Budget for Fiscal Year 2026.** *Deputy City Administrator, Shawn Cox*

   Deputy City Administrator Shawn Cox presented. No action was taken.

CONSENT AGENDA

The following items will be acted upon in a single motion and are considered to be ministerial or routine. No separate discussion or action on these items will be held unless pulled at the request of a member of the City Council or City staff.

4. **Approval of the May 6, 2025 City Council meeting minutes.**

5. **Approval of the May 20, 2025 City Council meeting minutes.**

6. **Approval of a Donation Agreement between the City of Dripping Springs and the Burke Foundation.** ***Sponsor: Mayor Bill Foulds, Jr.***

7. **Approval of Rate Increase from Bojorquez Law Firm, P.C.** *Sponsor: Mayor Bill Foulds, Jr.*

8. **Approval of recommendations for appointment to the Founders Day Commission of Mark Handley from St. Martin de Porres Catholic Church, Lisa Garza from the Dripping Springs Cook-Off Club, and Susan Warwick from the Dripping Springs Lions Club, each for two (2)-year terms ending June 30, 2027; and the appointment of Jeff**

Shindler as Commission Chair for a term of one (1) year ending June 30, 2026. *Sponsor: Council Member Sherrie Parks*

9. **Approval of the appointment of Jessy Milner for Place 2 on the TIRZ No. 1 & No. 2 Board of Directors for a term ending December 31, 2025, and the appointment of Ryan Thomas as Board Chair effective August 11, 2025 for a term ending December 31, 2025.**

10. **Approval of the re-appointments of Delbert Bassett, Steve Mallett, Ashley Bobel, and Richard Moore to the Historic Preservation Commission for terms ending June 30, 2027.**

11. **Approval of re-appointment of Mim James, Christian Bourguinon, Eugene Foster, and Doug Crosson to the Planning & Zoning Commission for terms ending June 30, 2027 and appoint Mim James as Chair of the commission for a one (1) year term ending June 30, 2026.**

12. **Approval of a Resolution approving the 2025 Title VI Program & Assurance Program and Policy Statement related to compliance with Title VI of the Civil Rights Act of 1964 and related nondiscrimination authorities.**

13. **Approval of the May 2025 Treasurer's Report.** *Deputy City Administrator, Shawn Cox*

A motion was made by Council Member Tahuahua and seconded by Mayor Pro Tem Manassian, to approve Consent Agenda items 4-13. The motion to approve carried unanimously 5 to 0.

BUSINESS AGENDA

14. **Discuss and consider approval of a Resolution of Support for Hays County's TxDOT Transportation Alternatives Grant Application for the Sawyer Ranch Road Shared Use Path.** *Sponsor: Council Member Travis Crow*

A motion was made by Council Member Tahuahua and seconded by Council Member Crow, to approve the resolution of support for Hays County TxDOT Transportation Alternatives Grant Application. The motion to approve carried unanimously 5 to 0.

15. **Discuss and consider approval of the Issuance of the Request for Bids Package for the Stephenson Building Rehabilitation and Downtown Parking Lot Improvement Project.** *Sponsor: Mayor Bill Foulds, Jr.*

This item was presented by TIRZ Project Manager Keenan Smith.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to approve the issuance of the Request for Bid Package for the Stephenson Building Rehabilitation and Downtown Parking Lot Improvements Project. The motion to approve carried unanimously 5 to 0.

16. **Discuss and consider selection of a bidder and authorize staff to finalize agreement related to the 2025 Roadway Maintenance Project.** *Sponsor: Council Member Travis Crow*

A motion was made by Council Member Tahuahua and seconded by Mayor Pro Tem

Manassian, to approve the selection of Lone Star Paving and authorize staff to finalize agreement related to the 2025 Roadway Maintenance Project. The motion to approve carried unanimously 5 to 0.

17. Discuss and consider approval of Second Amended and Restated Wastewater Service and Fee Agreement between CRTX Development LLC and the City of Dripping Springs. *Sponsor: Mayor Bill Foulds, Jr.*

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Tahuahua, to approve the Second Amendment and Restated Wastewater Services and Fee Agreement with CRTX Development. The motion to approve carried unanimously 5 to 0.

18. Discuss and consider approval of an agreement with Texas Disposal Services for Solid Waste Services. *Sponsor: Mayor Bill Foulds, Jr.*

This item was presented by Deputy City Administrator Shawn Cox. Jay Howard with Texas Disposal Services was available in the audience to answer questions.

A motion was made by Council Member Tahuahua and seconded by Council Member King, to approve the agreement with Texas Disposal Systems for solid waste services as recommended by staff. The motion to approve carried unanimously 5 to 0.

19. Discuss and consider approval of an Ordinance of the City of Dripping Springs, Texas amending Article 10.04; Granting to Texas Disposal Systems, Its Successors and Assigns, the Right to Operate and Maintain Trash and Refuse Collection Routes within the City of Dripping Springs; Extending an Exclusive Franchise for Both Residential and Non-Residential Customers. *Sponsor: Mayor Bill Foulds, Jr.*

A motion was made by Council Member Tahuahua and seconded by Council Member Parks, to approve the ordinance granting Texas Disposal Systems the right to operate and maintain trash and refuse collection within the city limits. The motion to approve carried unanimously 5 to 0.

20. Discuss and consider approval of an Ordinance updating the Founders Day Commission Ordinance. *Sponsor: Council Member Sherrie Parks*

A motion was made by Council Member Parks and seconded by Council Member Crow, to approve the ordinance updating the Founders Day Commission Ordinance. The motion to approve carried unanimously 5 to 0.

21. Discuss and consider approval of an appointment of a representative of the City to serve on the Hays County Public Health Advisory Board. *Sponsor: Mayor Bill Foulds, Jr.*

A motion was made by Council Member Parks and seconded by Council Member Crow, to recommend the appointment of Council Member Tahuahua to serve on the Hays County Public Health Advisory Board. The motion to approve carried unanimously 5 to 0.

REPORTS

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

22. Building Department Fee Schedule Proposal Update. *Sponsor: Mayor Bill Foulds*

Update on proposed fee schedules was postponed with direction from Mayor Foulds to form a committee and have two (2) Council Members be a part of the discussions. Council Member Tahuahua and Mayor Pro Tem Manassian volunteered to meet with staff to discuss proposed fees.

23. Planning Department Report. *Tory Carpenter, Planning Director*

No action was taken. Report is on file.

CLOSED SESSION

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to go into Closed Session for items 24-26, under sections 551.071, 551.072, and 551.089. The motion carried unanimously 5 to 0.

Closed Session began at 7:15 p.m.

The City Council 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.

24. Consultation with Attorney and Deliberation Regarding Real Property and interlocal discussions related to TIRZ Priority Projects and Other Potential Strategic Real Property Acquisitions. (*Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072)*

25. Consultation with Attorney regarding legal issues related to the South Regional Water Reclamation Project, Wastewater, and Amendment 2 Permits, Wastewater Service Area and Agreements, Water Service and Agreements, Wastewater Fees, Wastewater Infrastructure Agreements, facility liability coverage, and related items. (*Consultation with Attorney, 551.071)*

26. Consultation and discussion regarding security assessments or deployments relating to information resources technology; network security information; the deployment, or specific occasions for implementation, of security personnel, critical infrastructure, or

security devices and related items. *Deliberation regarding security devices or security audits, 551.089.*

Closed Session ended at 7:31 p.m.
No action was taken.

ADJOURN

A motion was made by Council Member Tahuahua and seconded by Council Member King, to adjourn the meeting. The motion to adjourn carried unanimously 5 to 0.
The meeting was adjourned at 7:32 p.m.

APPROVED ON: Month, XX, 202X

Bill Foulds, Jr., Mayor

ATTEST:

Diana Boone, City Secretary

STAFF REPORT

City of Dripping Springs

PO Box 384
511 Mercer Street
Dripping Springs, TX 78620

Submitted By: Diana Boone, City Secretary

Meeting Date: July 15, 2025

Item Wording: **Approval of the re-appointment of Barney Austin and Lara Dudek to the Utility Commission for term ending June 30, 2027, and the re-appointment of Charlie Busbey as Chair for a one (1) year term.**

Item Requestor: Dane Sorensen, Utilities Director

The Utility Commission is a five-member advisory commission tasked with representing various citizen groups and their interests as part of the City Council's greater discussion of transportation, planning, and improvements. The Utility Commission shall assist the City in Wastewater Plant operations and reuse plans (including expansion), achieving the City's goal of 100% beneficial use and assisting the City with procedures and policies related to retail water services provided by the City.

Members of the Utility Commission are appointed by City Council with two (2) members being nominated by the Hays Trinity Groundwater Conservation District (HTGCD), two (2) members shall be residents of the City Limits, and where one can have interests in the ETJ.

Current Commission

Member		***Term***	***Seat Description***
Charlie Busbey, Chair	City	06/30/26	At-Large
Lara Dudek	ETJ	06/30/25	At-Large
Zach West	N/A	06/30/26	HTGCD Representative
Barney Austin	N/A	06/30/25	HTGCD Representative
Matthew Ordway	City	06/30/25	At-Large

There are three (3) members whose terms expired on June 30, 2025. Two (2) have requested re-appointment and one At-large member has resigned from the commission. The HTGCD letter recommending the re-appointment of their representative is included in the packet. The City received one (1) application for the Utilities Commission, but the applicant did not meet the membership requirements because they live withing the ETJ. Since we currently have one commissioner that lives within the ETJ, the new member must be a resident of the city.

Commission Recommendation: The Chair recommends approval of the re-appointments of Barney Austin and Lara Dudek.

Recommended Council Actions: Staff recommends approval of the re-appointments.

Next Steps:

1. Update website
2. Notify commission of reappointments
3. Swear-in re-appointments

DIVISION 10. UTILITY COMMISSION

Sec. 2.04.281. Title.

This division shall be commonly cited as the "utility commission ordinance."

Sec. 2.04.282. Purpose.

This division provides standards for the formation, function, and responsibilities of a commission tasked with representing various citizen groups and their interests as part of the city council's greater discussion of transportation, planning, and improvements. The commission is formed to:

(1) Assist the city in its wastewater plant operations and reuse plans, including expansion.

(2) Assist the city in achieving its goal of 100 percent beneficial reuse.

(3) Assist the city in achieving its goal of not discharging effluent at any time.

(4) Assist the city with procedures and policies related to retail water services provided by the city.

Sec. 2.04.283. Scope.

This commission shall have duties that apply to all property within the incorporated municipal boundaries (i.e., city limits) and the extraterritorial jurisdiction (ETJ).

Sec. 2.04.284. Definitions.

(a) Rules of interpretation. Words and phrases used in this division shall have the meanings set forth in this section. Terms that are not defined below, but are defined elsewhere in the Code of Ordinances, shall be given the meanings set forth in the code. Words and phrases not defined in the Code of Ordinances shall be given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense, words in the plural number shall include the singular number (and vice versa), and words in the masculine gender shall include the feminine gender (and vice versa). The word "shall" is always mandatory, while the word "may" is merely directory. Headings and captions are for reference purposes only.

(b) Specific definitions.

Commission: The utility commission created herein.

Sec. 2.04.285. Membership; meetings.

(a) Number of members.

(1) The commission will have a minimum of five voting members, two of which will be reserved for members nominated by Hays Trinity Groundwater Conservation District ("HTGCD") for appointment by the city council with the city having full discretion as to the final appointments. At least two of the voting members must be residents of the city (meaning that their full-time residence is within the city

limits). The remaining seats will have representation by individuals with interests within the city limits and the ETJ.

(2) If a nominee of HTGCD is rejected for appointment by the city, HTGCD will make alternate nomination(s) until two HTGCD nominees are accepted and appointed by the city.

(3) The commission will also have one or two nonvoting members, who may be a member of the council or a city employee from within public works, or both.

(4) The commission may add nonvoting members on an as-needed basis as approved by a majority of the commission and the city council.

(b) Terms of members. All appointments to the commission shall serve a term of office of two years, except as noted below. Expiration of terms shall be staggered so that an overlapping occurs (in the first one-year period, the terms of two members shall expire during that year, and the term of three members shall expire in the second year). Members may be reappointed with no limitation on the number of terms one member may serve.

(c) Member selection.

(1) Every year, city staff will prepare a slate of nominees for city council consideration including any nominees from the HTGCD. Potential nominees may express interest in the commission by contacting the city secretary in writing.

(2) The city council will approve, reject, or modify the list.

(3) The city council shall appoint a chair among the members. The chair shall serve a term concurrent with the members two-year term. The commission may select a vice chair from the remaining members.

(d) Member removal. Members of the commission may be removed from office by the city council at any time by a simple majority vote of the full city council (three out of five), either:

(1) Upon its own motion;

(2) Upon recommendation of a simple majority (three out of five) of the commission.

(e) Resignation; vacancies. A commission member may resign by notifying the city secretary in writing of the member's intent to resign. A failure to attend three or more sequential commission meetings without approval from the chair will constitute a de facto notification of intent to resign. Any vacancy shall be filled by the city council upon staff recommendation except that a member originally nominated by the Hays Trinity Groundwater Conservation District who resigns, is removed, or where the position otherwise becomes vacant shall be replaced by a nomination from the HTGCD. All appointments shall be subject to approval by city council.

(f) Meetings.

(1) The commission will meet the third Thursday of each month at 4:00 p.m. Agendas will be drafted by the commission chair, under the advisement of commission members and assisted by city staff.

(2) Commission will have the authority to schedule additional meetings at any time by the chair's recommendation.

(3) The commission will make a report to the city council at the first meeting of each month to update the council on projects and progress.

(4) The commission's meetings are subject to the Open Meetings Act.

(Ord. No. 2024-03, § 2, 1-16-2024)

Sec. 2.04.286. Authority.

(a) The authority of the commission will include at least the following:

(1) To oversee utilities provided by the city, including wastewater.

(2) To review the city's wastewater reuse plans and operations systems.

(3) To review data related to wastewater operations, including total volume of effluent leaving the wastewater plant, storage levels of tanks or ponds over which the city has complete operational control, volume of effluent provided to each customer, and volume and date of discharge, if any.

(4) To recommend modification of storage/acreage and reuse customers and of storage and irrigable area needed for remaining gallons of effluent to be utilized in a reuse system without need for discharge.

(5) To recommend corrective measures related to reuse or operations systems.

(6) To recommend additional or modified wastewater treatment methods and systems.

(7) To assist in review of third-party complaints regarding the city's wastewater plant, operations, or reuse systems and provide comments to city staff.

(8) To assist in review of public comments regarding the city's wastewater plant and provide comments to city staff and city council.

(9) To review noncity party recommendations regarding the city's wastewater plant, operations, or reuse systems, including any:

(A) Recommendations for model contracts for operations of treatment facility and reuse systems that may be submitted by the settling parties; or

(B) Recommendations for a class A operator.

(10) Any recommendations made by the commission must include financial information identifying the anticipated cost of implementing the recommendations.

(b) The commission shall not have authority to replace or supersede commitments to irrigable area and storage as agreed under "acreage/storage" as agreed to in the agreement regarding the city's application no. WQ001448803 for a TPDES permit entered into on or about July 3, 2018.

(c) The commission shall not have the authority to review, comment on, approve, or disapprove utility agreements or contracts that are negotiated between the city and third parties.

Sec. 2.04.287. Support.

(a) City staff and the city engineer shall provide logistical support to the commission, as defined by access to city facilities for purposes of public meetings, access to city resources for purposes of copies and communications, and a designated staff liaison to coordinate and direct such support.

(b) The city staff will post agendas and information requested by the commission, will take minutes at each meeting, and provide other requested support.

(Ordinance 2018-32, adopted 12/11/18)

June 30, 2025

Dripping Springs City Council
511 Mercer Street
Dripping Springs, Texas 78620

Dear Dripping Springs City Council and Mayor Foulds,

Please be aware that Mr. Barney Austin would like to continue in his capacity as the Hays Trinity Groundwater District's representative on the City of Dripping Springs Utility Commission.

Thank you for considering his re-application,

Charlie Flatten, General Manager
Hays Trinity Groundwater Conservation District

BOARD of DIRECTORS

District 1
David Smith
Treasurer/Secretary

District 2
Bruce Moulton
President

District 3
Carlos Torres-Verdin

District 4
Linda Kaye Rogers
Vice President

District 5
Marcus Gary

Charlie Flatten
General Manager

STAFF REPORT

City of Dripping Springs

PO Box 384

511 Mercer Street

Dripping Springs, TX 78620

Submitted By: Diana Boone, City Secretary

Council Meeting Date: July 15, 2025

Agenda Item Wording: **Approval of the appointment of Taylor Houston to the Parks & Recreation Commission and the re-appointment of Paul Fushille and Kristy Caldwell for terms ending June 30, 2027, and the re-appointment of Paul Fushille as chair for a one (1) year term.**

Agenda Item Requestor: Andy Binz, Parks & Community Services Director

Summary/Background: The Parks & Recreation Commission is an eight-member advisory commission responsible for making recommendations to the city council regarding the acquisition, development, utilization, operation, improvement, equipment and maintenance of all park playgrounds and recreational areas owned or controlled by the city. The Commission is also responsible for making recommendations to the city council pertaining to the city's master park plan.

Commissioners are appointed by City Council with four (4) members serving at-large, two (2) members serving as representatives of the Dripping Springs Independent School District, and two (2) members serving as representatives of the Dripping Springs Youth Sports Association.

Current Members:

Member	Term	Seat Description
Paul Fushille, Chair	06/30/25	At-Large
Olivia Barnard	06/30/26	DSISD Representative
Thomas Lengel	06/30/26	DSISD Representative
Hope Boatright	06/30/26	At-Large
Kristy Caldwell	06/30/25	At-Large
Tyson Joe	06/30/26	DSYSA Representative
Bryant Scheppler	06/30/26	DSYSA Representative
Christian Krueger	06/30/2025	At-Large

Vacancies and Applicants

There are three (3) At-large members whose seats expired June 30, 2025. Two (2) members have requested to be re-appointed, and one (1) member has resigned. The City received five (5) PRC applications in 2025 and has other applications on file from the previous year. The Chair, Vice Chair, and the Council Member appointed to this area of oversight, were sent these applications to review. Three (3) applicants were selected to be interviewed. The interviews were held on July 7, 2025.

Commission Recommendation: The Chair is recommending the appointment of Taylor Houston to the Parks & Recreation Commission

Staff Recommendation: Staff recommends approval

Attachments:

1. Application/resume for new appointment

Next Steps/Schedule:

1. Update website
2. Send welcome letter and calendar invites
3. Introduction email to Commission

DIVISION 3. PARKS AND RECREATION COMMISSION

Sec. 2.04.061. Popular name.

This division shall be commonly cited as the "parks and recreation commission ordinance."

(Ordinance 1500.3, ex. A, § 1.1, adopted 8/9/05)

Sec. 2.04.062. Creation.

There has been created in the county a citizen advisory board known as the City of Dripping Springs "Parks and Recreation Commission."

(Ordinance 1500.3, ex. A, § 1.2, adopted 8/9/05)

Sec. 2.04.063. Definitions.

(a) General. Words and phrases used in this division shall have the meanings set forth in this section. Terms that are not defined below, but are defined elsewhere in this code, shall be given the meanings set forth in this code. Words and phrases not defined in this code shall be given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense; words in the plural number shall include the singular number (and vice versa); and words in the masculine gender shall include the feminine gender (and vice versa). The word "shall" is always mandatory, while the word "may" is merely directory. Headings and captions are for reference purposes only.

(b) Specific.

Commission: The City of Dripping Springs Parks and Recreation Commission.

DSISD: The Dripping Springs Independent School District.

DSYSA: The Dripping Springs Youth Sports Association, an incorporated nonprofit organization.

ETJ: The extraterritorial jurisdiction of the City of Dripping Springs, Texas.

(Ordinance 1500.3, ex. A, § 2, adopted 8/9/05)

Sec. 2.04.064. Members.

(a) Composition. The commission shall be composed of eight members who are known to be interested in parks and public recreation and the proper use of leisure time of the people of the city. The members shall serve without pay.

(b) DSISD. Two members of the commission shall be nominated by the DSISD, and each such nominee shall be appointed by the council to a two-year term of office. Each such member must reside within the boundaries of the DSISD.

(c) City. Four members of the commission shall be appointed to a two-year term of office by the council. One of the three members may be a city councilmember. Each such member must reside within the city limits, the ETJ, or the boundaries of the DSISD.

(d) DSYSA. Two members of the commission shall be nominated by the Dripping Springs Youth Sports Association (DSYSA), and each such nominee shall be appointed by the council to a two-year term of office. Each such member must reside within the city limits, the ETJ, or the boundaries of the DSISD.

(e) Leadership. The members of the commission shall nominate a person to serve annually as chairperson of the commission. The chairperson shall appoint a vice-chairperson.

(Ordinance 2019-21, adopted 6/11/19)

Sec. 2.04.065. Organization and meetings.

(a) Rules. The commission may adopt such rules as it deems best to govern its actions, provided those rules are not contrary to the general laws of this state, this division and other city ordinances.

(b) Quorum. The attendance of four or more members shall constitute a quorum. The chairperson shall count toward the establishment of a quorum. The chairperson is allowed to make motions and vote on all matters before the commission.

(c) Meetings. The meetings of the commission shall be held on a regular basis, but not less than once every two months. Commission meetings shall generally be open to the public as required by the laws of the state, and shall comply with the Open Meetings Act as set forth in chapter 551 of the Texas Government Code, as may be amended.

(d) Ordering meetings. Meetings may be called by the chairperson, or at the request of two or more of the commission's members.

(e) Attendance. Commission members unable to attend any meeting shall notify the chairperson as soon as possible, in order to assure a quorum will be present. Any member of the commission absent for three regular consecutive meetings, or four regular meetings during the preceding twelve-month period of the commission, without having obtained leave of absence at a regular meeting, unless prevented by sickness, shall be deemed to have automatically vacated the position of commissioner.

(Ordinance 1500.3, ex. A, § 4, adopted 8/9/05)

Sec. 2.04.066. Functions and duties.

(a) Advisory role. The commission shall act generally in an advisory capacity to the city council in the acquisition, development, utilization, operation, improvement, equipment and maintenance of all park playgrounds and recreational areas owned or controlled by the city.

(b) Recommendations. It shall be the duty of the commission to make recommendations to the city council pertaining to:

(1) The maximum utilization of the parks and park facilities by the DSISD, local athletic associations and the local public.

(2) Utilization of the park facilities to accommodate the athletic program of the DSISD and local athletic associations.

(3) Establishment of rules and regulations governing the utilization of the parks.

(4) Future development of parks, playgrounds and recreational facilities.

(c) Activities. The commission shall:

(1) Schedule special events;

(2) Establish an operating budget with approval of the council;

(3) Establish a maintenance program;

(4) Provide the council with quarterly and annual financial statements;

(5) Show income, expenditures and profit or loss of the city's park facilities;

(6) Make recommendations pertaining to the city's master park plan; and

(7) Prescribe and approve a schedule of activities of park facilities.

(d) Cooperation. The commission shall at all time seek to promote the close cooperation between the city, the DSISD, and the DSYSA and all private citizen's institutions and agencies interested in conducting recreational activities to the end that all recreational resources within the city may be coordinated to secure the greatest public welfare.

(Ordinance 1500.3, ex. A, § 5, adopted 8/9/05)

Secs. 2.04.067—2.04.090. Reserved.

STAFF REPORT

City of Dripping Springs

PO Box 384
511 Mercer Street
Dripping Springs, TX 78620

Submitted By: Diana Boone, City Secretary

Council Meeting Date: July 15, 2025

Agenda Item Wording: **Approval of the appointment of Jamie Fuller to the Emergency Management Committee as a representative of the Chamber of Commerce for term ending January 1, 2026, and the appointment of Geoffrey Tahuahua as the Committee Chair for a one (1) year term ending June 30, 2026.**

Agenda Item Requestor: Roman Baligad, Emergency Preparedness and Homeland Security Director

Summary/Background: The current Chamber of Commerce representative, Thomas Lengel, has notified us of his resignation to the Emergency Management Committee. With this resignation, the committee is left with one vacancy with an expired term of January 1, 2026. The City requested a letter of recommendation from the Chamber of Commerce and they are recommending Jamie Fuller to serve on the committee.

Membership:
Members of the Emergency Management Committee are appointed by the City Council, where the Mayor shall appoint a member of the City Council as the Chair. Members are selected at-large (1 seat), and as representatives of the following organizations that are integral in the operation of the Emergency Management Program:

- 1 seat: Chamber of Commerce Representative
- 1 seat: Hays County CERT (Community Emergency Response Team) Representative
- 1 seat: Hays County Constable or designee
- 1 seat: Emergency Services District 1 Representative
- 1 seat: Emergency Services District 6 Representative
- 1 seat: Dripping Springs Independent School District Representative
- 1 seat: Hays County Fire Marshal or designee
- 1 seat: Hays County Emergency Services Representative
- 1 seat: At-Large, Hays County Resident

Current Committee Membership

Member	*Term*	*Seat Description*
Geoffrey Tahuahua	6/30/2025	EMC Chair
Bob Luddy	1/1/2027	ESD 1 Representative
Sirenna Cumberland	1/1/2026	DSISD Representative
Mike Jones	1/1/2026	Hays Co. Emergency Services
Thomas Lengel	1/1/2026	Chamber of Commerce Rep
Dave Graham	1/1/2027	Precinct 4 Constable
Scott Collard	1/1/2027	ESD 6 Representative
Dillon Polk	1/1/2027	Fire Marshal Representative
Sandra Barber	1/1/2027	Hays County CERT Rep
Ray Sanchez	1/1/2026	At-Large Member

Commission Recommendations: Chair has reviewed the application and contacted applicant.

Recommended Council Actions: Staff recommends approval of the appointment of Jamie Fuller as recommended by the Chamber of Commerce.

Attachments:

1. Letter of recommendation
2. Application/resume

Next Steps/Schedule:

1. Notify new member
2. Update website and master roster
3. Notify committee members of new appointment
4. Send meeting calendar invite to new appointment

DIVISION 7. EMERGENCY MANAGEMENT COMMITTEE[1]

Sec. 2.04.191. Title.

This division shall be commonly cited as the "emergency management committee" ordinance.

(Ord. No. 2021-53, § 2, 12-21-2021; Ord. No. 2024-06, § 2, 2-20-2024)

Sec. 2.04.192. Purpose.

(a) This article provides for the standards for the formation, function, and responsibilities of an emergency management committee tasked with representing various groups with interest in emergency planning and operations.

(b) This article is in furtherance of good government and public safety. Through these regulations, the city seeks to prioritize and promote the safety of persons and property by:

(1) Recommended policies and application of policies for the development and implementation of an emergency management plan for the city and ETJ.

(2) Assist city staff with the provision of public information and training regarding personal and family disaster planning and response to the public.

(Ord. No. 2021-53, § 2, 12-21-2021; Ord. No. 2023-08, § 2, 3-7-2023; Ord. No. 2024-06, § 2, 2-20-2024)

Sec. 2.04.193. Scope.

This division applies to all property within the incorporated municipal boundaries (i.e., "city limits") and the extraterritorial jurisdiction ("ETJ").

(Ord. No. 2021-53, § 2, 12-21-2021)

Sec. 2.04.194 Definitions.

(a) Rules of interpretation. Words and phrases used in this article shall have the meanings set forth in this section. Terms that are not defined below, but are defined elsewhere in the Code of Ordinances, shall be given the meanings set forth in the code. Words and phrases not defined in the Code of Ordinances shall be given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense, words in the plural number

[1]Editor's note(s)—Ord. No. 2021-53, § 2, adopted December 21, 2021, amended div. 7 in its entirety to read as herein set out. Former division 7, §§ 2.04.191—2.04.194, pertained to similar subject matter, and derived from Ord. No. 1910.20, adopted January 19, 2016; Ord. No. 1910.21, adopted March 8, 2016; and Ord. No. 1920.22, adopted November 14, 2017. Subsequently, Ord. No. 2024-06, § 2, adopted February 20, 2024, amended the title of div. 7.

shall include the singular number (and vice versa), and words in the masculine gender shall include the feminine gender (and vice versa). The word "shall" is always mandatory, while the word "may" is merely directory. Headings and captions are for reference purposes only.

(b) Specific definitions.

Committee: The emergency management committee, an advisory body, created herein.

(Ord. No. 2021-53, § 2, 12-21-2021; Ord. No. 2024-06, § 2, 2-20-2024)

Sec. 2.04.195. Membership; meetings.

(a) Liability. The City of Dripping Springs Texas Municipal League liability coverage shall include the members of the committee to the extent allowed by law. The city attorney shall advise and represent the committee, as appropriate.

(b) Ethical standards. Committee members shall comply with all ethical standards applied to officers of the city as stated in article 2.02 of the City of Dripping Springs Code of Ordinances.

(c) Number of members. The committee shall have nine voting members, one each:

(1) At-large member that shall reside in Hays County;

(2) Chamber of commerce representative;

(3) Hays County CERT (Community Emergency Response Team) representative;

(4) Hays County Constable or designee;

(5) Emergency Services District Number 1 representative;

(6) Emergency Services District Number 6 representative;

(7) Hays County Emergency Manager or designee;

(8) Dripping Springs Independent School District representative; and

(9) Hays County Fire Marshal or designee.

(d) Terms of members and chair and vice-chair.

(1) Each committee member shall serve a two-year term, at the will of the city council. There is no limit as to how many terms a member may serve.

(2) A member of the city council shall be appointed by the mayor to serve as a chair for a term of one year. The committee shall elect from its membership a vice-chair to serve for a term of one year. There is no limit to the number of terms the chair or vice-chair may serve. In the event that the chair or vice-chair are absent, the emergency management coordinator shall preside.

(e) Member selection.

(1) Each year staff shall prepare a slate of nominees for city council consideration. The slate shall include nominees with a background and experience in those activities related to emergency management. The chair shall provide a recommendation for members seeking appointment or reappointment.

(2) The city council shall approve, reject, or modify the slate of nominees.

(f) Resignation and vacancies.

(1) A committee member may resign by notifying the city secretary in writing of their intent to resign.

(2) A failure to attend three or more sequential committee meetings without approval from the chair will constitute a de facto notification of intent to resign.

(3) Vacancies shall be filled by appointment, with the appointed replacement member being bestowed the remainder of the unexpired term.

(g) Meetings.

(1) The committee shall meet monthly, unless otherwise deemed appropriate by the chair. Agendas shall be drafted by the emergency management coordinator, under the advisement of the committee chair.

(2) The emergency management coordinator with the assistance of city staff shall make a written report to the city council each quarter to update the council on projects and progress.

(Ord. No. 2021-53, § 2, 12-21-2021; Ord. No. 2023-08, § 2, 3-7-2023; Ord. No. 2024-06, § 2, 2-20-2024)

Sec. 2.04.196. Authority.

The committee has no authority to make decisions binding on the city. The committee's functions are purely advisory and not subject to the Texas Open Meetings Act. Meetings shall be noticed and generally open to the public except when limited by security, emergency, or related matters.

(Ord. No. 2021-53, § 2, 12-21-2021; Ord. No. 2024-06, § 2, 2-20-2024)

Sec. 2.04.196.1. Responsibilities.

(a) The committee shall advise the city council on recommended policies and application of policies for the development and implementation of an emergency management plan for the city and ETJ.

(b) The committee shall advise the city council on recommended interlocal, and mutual aid agreements related to emergency management operations in preparation for, during, and after a disaster or state of emergency.

(c) The committee shall review and evaluate all current municipal ordinances of the city related to emergency management and disaster planning, preparation, and response, identify provisions that relate to or apply to emergency management within the city code, and make recommendations to the city council for needed changes and/or additions.

(d) The committee shall support staff in operating an area emergency operations center when disaster, major incident, or event dictates that level of support to first responders in accordance with the approved city emergency management plan, state law, and county and state plans as applicable.

(e) Identify and support city staff in protection, prevention, mitigation, response, and recovery planning and activities related to local conditions and needs.

(f) Recommend, to the city council each fiscal year, an annual operating budget for emergency management services drafted by the emergency management coordinator.

(Ord. No. 2021-53, § 2, 12-21-2021; Ord. No. 2023-08, § 2, 3-7-2023; Ord. No. 2024-06, § 2, 2-20-2024)

Editor's note(s)—Ord. No. 2021-53, § 2, adopted December 21, 2021, set out provisions intended for use as § 2.04.196. For purposes of classification, and at the editor's discretion, these provisions have been included as § 2.04.196.1.

Sec. 2.04.197 Emergency management plan.

(a) The committee shall advise the emergency management coordinator in the development of an emergency management plan consistent with federal, state, and county standards and practices that addressed the unique and special needs of the city and ETJ. The plan shall be submitted to the Texas Division of Emergency Management for approval prior to submission to the city council .

(b) The committee, in coordination with city staff, shall review the plan annually and city staff shall update the plan as needed.

(c) At least every five years, the committee, in coordination with city staff, shall review the plan and propose formal changes to the plan and the proposed plan shall be submitted to the Texas Division of Emergency Management. After review and approval by the Texas Division of Emergency Management, the proposed plan shall be submitted to city council for review and approval of formal changes.

(d) Public access to information. The committee's work and work product shall be subject to the Texas Public Information Act, chapter 552 of the Texas Government Code.

(Ord. No. 2021-53, § 2, 12-21-2021; Ord. No. 2023-08, § 2, 3-7-2023; Ord. No. 2024-06, § 2, 2-20-2024)

Sec. 2.04.198. Support.

City staff will provide logistical support to the committee and its subcommittees, as defined by access to city facilities for purposes of public meetings, access to city resources for purposes of copies and communications, and a designated staff liaison to coordinate and direct such support. Staff shall also provide a monthly report on emergency activities within the city to be presented at each committee meeting.

(Ord. No. 2021-53, § 2, 12-21-2021; Ord. No. 2024-06, § 2, 2-20-2024)

Secs. 2.04.199—2.04.220. Reserved.

DRIPPING SPRINGS CHAMBER of COMMERCE since 1984

June 26, 2025

City of Dripping Springs
Emergency Management Committee

Dear Committee Members,

I'm writing to recommend Jamie Fuller, Facility Administrator at Ally Medical Emergency Room, as the Chamber's representative on the Emergency Management Committee.

As the only ER in Dripping Springs and a proven community partner, Ally Medical plays a vital role in the city's emergency response. Jamie leads that effort with professionalism, clear communication, and a deep commitment to public safety, making her an ideal voice at the table.

Thank you for your consideration.

Sincerely,

Susan Kimball
President/CEO

STAFF REPORT

City of Dripping Springs

PO Box 384

511 Mercer Street

Dripping Springs, TX 78620

Submitted By: Aniz Alani, Deputy City Attorney

Council Meeting Date: July 15, 2025

Agenda Item Wording: **Approval of a resolution suspending the August 19, 2025 effective date of the rate request submitted by Texas Gas Service Company for the maximum period allowed by Gas Utility Regulatory Act § 104.107 to permit adequate time to study the request and to establish reasonable rates, cooperate with other cities in the Texas Gas Service Company's service area, and to hire legal counsel and consulting services to negotiate with the company and direct any necessary litigation and appeals; and to authorize intervention at the Railroad Commission of Texas.** *Sponsor: Mayor Pro Tem Taline Manassian*

Agenda Item Requestor: Laura Mueller, City Attorney

Summary/Background: On June 30, 2025, Texas Gas Service Company ("TGS" or "Company") a Division of ONE Gas, Inc. ("ONE Gas"), pursuant to Subchapter C of Chapter 104 of the Gas Utility Regulatory Act, filed its Statement of Intent to change gas rates at the Railroad Commission of Texas ("RRC") and in all municipalities exercising original jurisdiction within the incorporated areas of the Central-Gulf, West North, and Rio Grande Valley Service Areas, effective August 19, 2025.

TGS is seeking to increase its revenues by $41.1 million, which is an increase of 7.07% including gas costs, or 9.83% excluding gas costs. TGS is also seeking to consolidate all service areas into a single statewide jurisdiction served by TGS. The Company's proposed rates for all of its customers are based on the systemwide cost of providing service to customers throughout the entirety of Texas. TGS is also requesting:

(1) approval of new depreciation rates for direct and division distribution and general plan within its service areas;

(2) a finding that the expenses for COVID-19 that are contained in regulatory assets authorized by the Commission are reasonable, necessary, and accurate;

(3) a prudence determination for capital investment made in Texas through December 31, 2024;

(4) approval of the form of notice for the proposed Rate Schedule Pipeline Integrity Testing ("PIT"); and

(5) approval to recover the reasonable rate case expenses associated with this filing through a surcharge on rates.

Since TGS is requesting consolidation of all its service areas, the Company will need to withdraw its existing tariffs to reflect the new TGS rates and/or related changes necessary to reflect consolidation. The Company's new proposed tariff includes:

(1) a new Customer Assistance rate design and related scheduled;

(2) revisions to the Rules of Service and T-Terms to include new definitions;

(3) revisions to the Cost of Gas clause for consistency with all Company areas of service; and

(4) combining the Commercial, Industrial, Public Authority and Compressed Natural Gas rate on the Transportation Schedule into one Transportation rate and adding a new Electric Generation rate design and rate schedule.

The resolution suspends the August 19, 2025 effective date of the Company's rate increase for the maximum period permitted by law to allow the City, working in conjunction with other similarly situated cities with original jurisdiction served by TGS, to evaluate the filing, to determine whether the filing complies with the law, and if lawful, to determine what further strategy, including settlement, to pursue.

The law provides that the Company's rate request cannot become effective until at least 35 days following the filing of the application. The law permits the City to suspend the rate change for 90 days after the date the rate change would otherwise be effective. If the City fails to take some action regarding the filing before the effective date, TGS's rate request is deemed approved

Accordingly, the purpose of the Resolution is to:

(1) suspend the rate change for 90 days, subject to extension for final city action to reach settlement on the case;

(2) authorize participation in a coalition of cities served by TGS to more efficiently represent the City's interests;

(3) authorize the hiring of Lloyd Gosselink Rochelle & Townsend, P.C. to represent the City in matters related to TGS's application to increase its rates;

(4) authorize the City's intervention in TGS's application for approval to increase its rates before the Railroad Commission; and

(5) require TGS to reimburse the city for its reasonable rate cases expenses.

Commission Recommendations: N/A

Recommended Council Actions: Approve Resolution suspending the effective date of Texas Gas Service Company's proposed rate change.

Attachments: Draft resolution

Letter dated June 30, 2025 from TGS attaching rate request (excluding Appendix)

CITY OF DRIPPING SPRINGS

RESOLUTION No. 2025-R____

A RESOLUTION OF THE CITY OF DRIPPING SPRINGS, TEXAS SUSPENDING THE AUGUST 19, 2025 EFFECTIVE DATE OF TEXAS GAS SERVICE COMPANY'S REQUESTED INCREASE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH OTHER CITIES IN THE TEXAS GAS SERVICE COMPANY'S SERVICE AREA; HIRING LEGAL AND CONSULTING SERVICES TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; AUTHORIZING INTERVENTION IN TEXAS GAS SERVICE'S STATEMENT OF INTENT TO CHANGE GAS UTILITY RATES AT THE RAILROAD COMMISSION; REQUIRING REIMBURSEMENT OF CITIES' RATE CASE EXPENSES; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, on or about June 3, 2025, Texas Gas Service Company, a Division of ONE Gas, Inc. ("TGS" or "Company"), pursuant to Gas Utility Regulatory Act § 104.102, filed with the City of Dripping Springs ("City") to change gas rates in all municipalities exercising original jurisdiction within the incorporated areas of the Central-Gulf, West North, and Rio Grande Valley Service Areas effective August 19, 2025; and

WHEREAS, the City is a gas customer of TGS and a regulatory authority with exclusive original jurisdiction over the rates and charges of TGS within the City; and

WHEREAS, it is reasonable for the City of Dripping Springs to cooperate with other similarly situated cities in conducting a review of the Company's application and to hire and direct legal counsel and consultants and to prepare a common response and to negotiate with the Company and direct any necessary litigation; and

WHEREAS, the Gas Utility Regulatory Act § 104.107 grants local regulatory authorities the right to suspend the effective date of proposed rate changes for ninety (90) days; and

WHEREAS, TGS has filed an application with the Railroad Commission that could become the docket into which appeals of city action on the TGS filing are consolidated; and

WHEREAS, the Gas Utility Regulatory Act § 103.022 provides that costs incurred by cities in ratemaking activities are to be reimbursed by the regulated utility;

WHEREAS, pursuant to Texas Administrative code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS:

1. **Finding of Fact:** The above and foregoing recitals are hereby found to be true and correct and are incorporated as finding of fact.

2. **Suspension of Rate Request Effective Date:** That the August 19, 2025, effective date of the rate request submitted by TGS on or about June 30, 2025, be suspended for the maximum period allowed by law to permit adequate time to review the proposed changes and to establish reasonable rates.

3. **Rate Case Authorization:** That the City is authorized to cooperate with other cities in the TGS service area to hire and direct legal counsel and consultants, negotiate with the Company, make recommendations to the City regarding reasonable rates and to direct any necessary administrative proceedings or court litigation associated with an appeal of a rate ordinance and the rate case filed with the City or Railroad Commission.

4. **Hiring of Law Firm:** That, subject to the right to terminate employment at any time, the City of Dripping Springs hereby authorizes the hiring of the law firm of Lloyd Gosselink Rochelle & Townsend, P.C. and consultants to represent the City in all matters associated with the TGS application to increase rates and appeals thereof.

5. **Intervention:** That intervention at the Railroad Commission in the docket that the application is filed under is authorized.

6. **Reimbursement:** That the City's reasonable rate case expenses shall be reimbursed by the Company.

7. **Effective Date:** The resolution shall be effective from and after its approval and passage.

8. **Meeting:** The meeting at which this Resolution was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

9. **Notice:** A copy of this Resolution shall be sent to TGS representatives Judy Hitchye, Texas Gas Service Company, Barton Skyway IV, 1301 S. Mopac, Suite 400, Austin, Texas 78746 (Judy.Hitchye@onegas.com), and to Thomas Brocato at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701 (tbrocato@lglawfirm.com).

PASSED AND APPROVED this, the 15th day of July 2025, by a vote of ____(ayes) to ____ (nays) to _____ (abstentions) of the City Council of Dripping Springs, Texas:

CITY OF DRIPPING SPRINGS:

_____

Bill Foulds, Jr., Mayor

ATTEST:

_____

Diana Boone, City Secretary

NORMAN | SANTOS

June 30, 2025

To the Honorable Mayors and Council Members:

Attached is a copy of the Statement of Intent of Texas Gas Service Company, a Division of ONE Gas, Inc. ("TGS" or the "Company"), to change gas utility rates within the incorporated areas of the Central-Gulf Service Area ("CGSA"), West North Service Area ("WNSA") and Rio Grande Valley Service Area ("RGVSA"). In addition to the rate and tariff changes contained in the Statement of Intent, TGS is also requesting consolidation of the CGSA, WNSA and RGVSA into a single statewide jurisdiction. For that reason, the filing contains four sets of schedules that reflect: (1) combined service area data; (2) stand-alone CGSA data; (3) stand-alone WNSA data; and (4) stand-alone RGVSA data. The combined service area data provides the basis for the Company's requested rates. The Company requests that the proposed rates and tariffs contained in the Statement of Intent become effective on August 19, 2025, which is 50 days from the date of this filing. No action on the part of the Cities is required to permit the Company's proposed rates to take effect.

Simultaneous with this city-level filing, the Company is also making a Statement of Intent filing with the Railroad Commission of Texas for the unincorporated areas of the CGSA, WNSA and RGVSA in which it is requesting the same rates that are contained in the attached city-level filing. Although there is no requirement that the Company file testimony with a city-level Statement of Intent filing, the Company is providing the cities with a copy of the testimony that is being filed with the Commission.

If you have any questions, please do not hesitate to contact me.

Best regards,

Kate Norman

Kate Norman
Attorney for Texas Gas Service Company

KWN:ssm
Attachment

cc: Judy Jenkins Hitchye
Stacey McTaggart

TEXAS GAS SERVICE COMPANY, A DIVISION OF ONE GAS, INC.
STATEMENT OF INTENT TO CHANGE GAS UTILITY RATES WITHIN THE INCORPORATED AREAS OF THE CENTRAL-GULF, WEST NORTH, AND RIO GRANDE VALLEY SERVICE AREAS

To All Cities Served by Texas Gas Service Company, a Division of ONE Gas, Inc., within the state of Texas:

Texas Gas Service Company ("TGS" or "the Company"), a Division of ONE Gas, Inc., ("ONE Gas") and a "gas utility" under Texas Utilities Code § 101.003(7), respectfully files this Statement of Intent ("SOI"), pursuant to Subchapter C of Chapter 104 of the Texas Utilities Code and the rules of the Railroad Commission of Texas ("Commission"), to change gas utility rates within the incorporated areas served by the Company, which are listed in **Appendix A** hereto, and incorporated by reference.

As part of this SOI, the Company proposes to consolidate its currently designated service areas, which are the: Central-Gulf Service Area ("CGSA"), Rio Grande Valley Service Area ("RGVSA"), and West North Service Area ("WNSA") into a single statewide jurisdiction. Consistent with this request to consolidate the service areas, the Company's proposed rates were developed based on the cost of providing service to the entirety of TGS's footprint in Texas.[1]

The Company requests that the proposed rate schedules and tariffs for TGS, attached to this SOI as **Exhibit A**, and incorporated herein by reference, become effective on August 19, 2025, which is 50 days from the date of this filing. No action on the part of the cities is required to permit these proposed rates to take effect. In support of its request, the Company respectfully shows as follows:

[1] Contemporaneously with this filing, TGS is also filing a SOI to change rates for the unincorporated areas of the CGSA, RGVSA, and WNSA with the Commission.

I. INTRODUCTION AND SUMMARY OF THE RATE REQUEST

TGS calculated the revenue requirement for this filing using the systemwide cost of providing service to all customers within the incorporated and unincorporated areas served by TGS.[2] The new rates will affect all customers served by TGS. Current rate schedules include: small and large residential, small and large commercial,[3] commercial transportation, industrial, industrial transportation, public authority, public authority transportation, irrigation, compressed natural gas, compressed natural gas transportation, electrical generation, electrical generation transportation, and unmetered gas light service.

For the 12-month period ended December 31, 2024, the Company's overall, combined revenue requirement for TGS, on a systemwide basis, totaled approximately $458.8 million, as adjusted. The total revenue TGS received during the test year was approximately $417.8 million, leaving a revenue deficiency on a combined basis of approximately $41.1 million.

If approved, the requested rates will increase TGS's revenues by $41.1 million, which is an increase of 7.07% (including gas costs), or 9.83% (excluding gas costs). Because the proposed changes will increase TGS's total aggregate revenues by more than 2.5%, the proposed rate changes constitute a "major change" in rates as that term is defined by Texas Utilities Code § 104.101. Additionally, the proposed rates will not exceed 115% of the average of all rates for similar services of all municipalities served by the Company within the same county.

As part of this SOI, the Company is requesting: (1) Commission approval of new depreciation rates for Direct and Division distribution and general plant; (2) a finding that the expenses for COVID-19 that are contained in regulatory assets authorized by the Commission, are

[2] The Company's cost to serve Fort Bliss was included in the calculation of the Company's revenue requirement; however, those costs are fully allocated to Fort Bliss and recovered under the Company's existing contracts with Fort Bliss. Therefore, the proposed systemwide rates do not include any costs incurred to serve Fort Bliss.
[3] The currently designated WNSA has a single Commercial Customer class.

reasonable, necessary and accurate; (3) a prudence determination for capital investment made in Texas through December 31, 2024, including capital investment in the Company's Interim Rate Adjustment ("IRA") filings made since the last rate cases in the CGSA, RGVSA, and WNSA, pursuant to Texas Utilities Code § 104.301; (4) approval of the form of notice for the proposed Rate Schedule PIT; and (5) approval to recover the reasonable rate case expenses associated with this filing through a surcharge on rates, as provided by law. The exact amount of the rate case expenses will not be known until the case is complete.

The rate schedules and tariffs, attached hereto as **Exhibit A** to the Rate Filing Package, and made a part hereof, support the rate changes proposed by the Company. The proposed TGS rate schedules and tariffs would be applicable to all incorporated and unincorporated areas served by TGS, if consolidation is approved.

If the new tariffs are approved, the Company will need to withdraw the existing CGSA, RGVSA, and WNSA tariffs to reflect the new TGS rates and/or related changes necessary to reflect consolidation. Additionally, the Company is proposing: (1) a new Customer Assistance rate design and related rate schedules; (2) revisions to the Rules of Service and T-Terms to include new definitions; (3) revisions to the Cost of Gas clause for consistency with all Company areas of service; (4) additional revisions to the Company's rate schedules and tariffs as proposed and detailed in Section E of this SOI; and (5) combining the Commercial, Industrial, Public Authority and Compressed Natural Gas ("CNG") rate on the Transportation Schedule into one Transportation rate and adding a new Electric Generation rate design and rate schedule.

II. JURISDICTION

TGS is a gas utility as that term is defined in § 101.003(7) of the Texas Utilities Code. Pursuant to Texas Utilities Code § 103.001, the cities have original jurisdiction to set the rates TGS requests for customers within their respective incorporated areas. Consistent with such

jurisdiction, the proposed rates identified in **Exhibit A** are applicable to the Company's natural gas service within the incorporated areas of TGS.

III. CONSOLIDATION OF SERVICE AREAS

The Company is proposing to consolidate the existing service areas into a single statewide jurisdiction served by TGS. The CGSA, RGVSA, and WNSA are currently separate service areas comprised of the incorporated areas listed in **Appendix A** to this SOI and their associated environs. While the Company's past practice has been to develop separate rates based on the individual costs of service of the CGSA, RGVSA, and WNSA, the Company seeks in this SOI (consistent with several prior Commission decisions for TGS), to consolidate these three service areas and to use a systemwide cost of service for TGS. The Company's proposed rates for all of its customers are based on the systemwide cost of providing service to customers throughout the entirety of Texas.

If the Company's consolidation request is not approved, the Company requests approval of new base rates for the CGSA, RGVSA, and WNSA, based on the separate cost of service schedules for each service area that are included in this SOI filing.

IV. DETAILS OF PROPOSED CHANGES

A. Rate Filing Package

In addition to this SOI, the Rate Filing Package consists of the following:

- SOI Exhibit A — Proposed Rate Schedules and Tariffs
- SOI Exhibit B — Proposed Revenue Change by Class
- SOI Exhibit C — Average Bill Impact by Class
- SOI Exhibit D — Direct Testimony
- SOI Exhibit E — Proposed Notice
- SOI Exhibit F — Proposed Protective Agreement
- SOI Exhibit G — Cost of Service Schedules
- SOI Exhibit H — Workpapers

B. Test Year

The Company's proposed cost of service, as set forth in this SOI and Rate Filing Package, is based on the 12-month period ended December 31, 2024, updated for known changes and conditions that are measurable with reasonable accuracy.

C. Effective Date

The Company requests that the proposed rates be effective for meters read on and after August 19, 2025.

D. Class and Number of Customers Affected

The proposed changes to the Company's rate schedules will affect all TGS customers. The table below shows the approximate number of existing customers by class who will be affected by the proposed rate changes:

Customer Class	CGSA Customers		RGVSA Customers		WNSA Customers	
	Incorporated	Environs	Incorporated	Environs	Incorporated	Environs
Small Residential	202,594	24,158	33,788	2,029	154,319	18,003
Large Residential	78,883	9,406	22,042	1,324	107,323	12,521
Commercial	—	—	—	—	16,057	1,105
Small Commercial	9,576	359	2,610	114	—	—
Large Commercial	3,104	116	1,282	56	—	—
Industrial	19	1	22	15	32	3
Public Authority	758	53	442	53	1,276	146
Unmetered Gas Light	1	—	—	—	—	—
Commercial Transportation	296	11	23	4	21	—
Industrial Transportation	17	11	16	17	9	4
Public Authority Transportation	481	10	3	3	10	—
Compressed Natural Gas Transportation	3	1	—	—	4	—
Electric Generation Transportation	1	—	—	—	—	—

Exhibits B and **C**, attached, show the amount of the proposed change and the effect of the proposed change on an average bill for each class of customers.

E. Proposed Rate Schedules and Tariffs

The Company seeks approval of the proposed TGS rate schedules, attached to this SOI as **Exhibit A**, and incorporated herein by reference. The following identifies the proposed revisions to rate schedules and tariffs:

1. Proposed addition of new Rate Schedules 16 and 1W. These schedules create a Customer Assistance tariff for residential customers who qualify for a reduced rate.

2. Proposed Rate Schedules 20, 25, 2Y and 2Z designate 20 and 2Z as Small Commercial, and 25 and 2Y Large Commercial rate schedules, applicable statewide.

3. Proposed rate schedules include rate changes as reflected in the direct testimony of Company witness Paul H. Raab.

4. All proposed TGS rate schedules include revisions to reflect statewide application to all incorporated and unincorporated areas served by the Company and to reflect a Common Billing Pressure for all customers of 14.65 pounds per square inch (psi).

5. All proposed Incorporated TGS rate schedules for General Sales and Transportation Customers include revisions to the "Other Adjustments" section to:

    a. reference the Economic Development Rate (EDR) that is applicable only to the cities of: Aledo, Andrews, Anthony, Barstow, Borger, Breckenridge, Bryson, Clint, Crane, Dell City, El Paso, Graford, Graham, Horizon City, Hudson Oaks, Jacksboro, McCamey, Millsap, Mineral Wells, Monahans, Pecos, Pyote, San Elizario, Skellytown, Socorro, Thorntonville, Vinton, Weatherford, Wickett, Willow Park and Wink, Texas; and

    b. remove references to Rate Schedules CAC and 1C applicable only in the existing CGSA, Rate Schedule URI-RIDER applicable only in the existing WNSA, and Rate Schedules EEP and 1EE applicable only in the existing RGVSA.

6. The Cost of Gas Clauses 1-INC and 1-ENV have been updated to: add clarifying language to the Cost of Gas definition to specify that the Customer Rate Relief Component is not applicable to some areas and that the "revenue associated fee" is applicable to Weatherford, Texas only; add clarifying language to the Cost of Purchased Gas definition in the incorporated schedules to specify that it shall also include the cost of gas withdrawn from storage; add clarifying language to the Customer Rate Relief Component definition to specify that this rate is not applicable to some areas; add definitions for "FERC Intervention Costs," "Non-Utility Transactions" and "Uncollectible Cost of Gas"; add new Section G, Non-Utility Transactions; and, to add a reference to the FERC Intervention Costs to Section I. Annual Reconciliation Report.

7. Transportation Rate Schedules T-1 and T-1-ENV: include rate changes as reflected in the testimony of Mr. Raab; update the Cost of Service Rate to include all Transportation customers (excluding Electric Generation) and to remove references to the individual rates for Commercial Transportation, Industrial Transportation, Public Authority Transportation, Compressed Natural Gas Transportation and Electric Generation Transportation customers; and include recovery of any applicable local taxes or fees paid to the cities.

8. Transportation Rate Schedules T-EGEN and T-EGEN-ENV are proposed to create an Electric Generation Transportation rate design and rate tariff, separate from Rate Schedules T-1 and T-1-ENV; include a demand charge based upon the customer's maximum daily quantity; and include a requirement for customers to install and maintain electronic flow measurement equipment.

9. Transportation Rate Schedule T-Terms are updated to include applicability to all incorporated cities and unincorporated areas served by TGS and definitions are updated to reflect the addition of CNG Service and Public Authority Service.

10. Rate Schedule WNA contains an update to include applicability for Residential Customer Assistance Service, Rate Schedules 16 and 1W; update of the weather factors for each class consistent with the weather normalization calculation proposed in this case; and clarifying language to help customers understand the applicability of Weather Factors (WF).

11. Rate Schedules RCE-TGS and RCE-TGS-ENV are updated to provide a mechanism to recover all reasonable rate case expenses incurred by the Company and participating cities in connection with SOI filings made with the cities and the Commission.

12. Rate Schedule CRR, "Customer Rate Relief" contains an updated Applicability section and header to show applicability statewide, with the exception of specified areas, which has already been approved by the Commission in Docket No. OS-21-00007061.

13. Proposed Rate Schedules PIT and PIT-Rider provide a mechanism for recovery of costs incurred to comply with the Commission's Pipeline Integrity Assessment and Management Plan Rule, Rule § 8.101.

14. Rules of Service: Proposed Rules of Service reflect the existing, approved versions of the Rules of Service in the Company's currently designated service areas and reflect the following additional Company proposals:

    a. Updating the cover page and § 1.1 (Tariff Applicability) to include all incorporated and unincorporated areas served by the Company;

    b. Updating § 1.3 (Definitions) to include definitions and terminology in the Rules of Service for the terms: Atmospheric Pressure, Common Billing Pressure, Compressed Natural Gas Service, Constant Factor, Public Authority Service,

Safe Access and Standard Serving Pressure. The definition for "Electric Generation Service" was expanded to now apply to a larger group of non-residential customers and the definition for "Service Area" was removed;

c. Addition of § 4.2 (Use of Natural Gas Equipment and Appliances) to include language for the "Use of Natural Gas Equipment" and "Appliances;"

d. Revisions to § 5.5 (Fees and Charges) to add clarifying language regarding to the Company's ability to provide Expedited Service at the customer's request;

e. Revisions to § 6.1 (Compliance by Applicant) to add clarifying language regarding the Company's ability to refuse service in any situation that is unsafe for personnel, customers or the general public;

f. Revisions to §§ 4.1 (Provision of Service), 6.1 (Compliance by Applicant), 7.4 (Reasons for Disconnection), 7.9 (Right of Entry to Disconnect Service), 10.2 (Customer Owned Facilities), 12.3 (Meter Location) and 12.7 (Access to the Meter) to reflect the requirement that Company personnel have Safe Access to Company assets;

g. Revisions to § 9.3 (Estimated Bills) to expand Company and customer options for capturing meter reads when the meter is not accessible;

h. Additions to § 10.2 (Company-Owned Facilities) to enhance language regarding: the prohibition against tampering with any Company-owned facilities and the requirement for reasonable precautions when engaging in activities around or near Company-owned facilities. This update also includes the requirement for customers to call 811 before any customer-initiated digging projects;

i. Revisions to § 10.6 (Materials or Equipment Furnished by the Applicant) to add clarifying language;

j. Additions to § 10.7 (Relocation of Company Facilities) to clarify responsibility for relocation expenses due to customer encroachment;

k. Revisions to § 10.8 to add clarifying language regarding the replacement of Customer-owned piping;

l. Additions to § 11 (Extension of Facilities) include language regarding cost justifications for line extensions and cost treatment for residential multi-family line extensions; the addition of clarifying language regarding the construction of facilities in §§ 11.5 and 11.6; updates and clarifying language regarding advances and refunds in §§ 11.7, 11.8 and 11.9;

m. Revisions to § 13 (Pressure) to add language regarding "Common Billing Pressure" and an update to the table in § 13.1 to now include the "Constant Factor" for all incorporated and unincorporated jurisdictions;

n. Revisions to § 15 (Service Fees and Deposits Amounts) to update service fees and deposits to reflect recent approvals among the Company's service areas and to move fees closer to actual Company costs; and

o. Addition of § 16 (Tapping Fees) to be consistent with the approved Quality of Service Rules in the existing WNSA.

F. Effect of Proposed Rate Changes

The specific proposed changes to the Company's rates are shown in the following side-by-side comparison of existing and proposed rates for all customers:

	Incorporated and Unincorporated/Environs Current Rates						
Customer Class	**CGSA Incorporated Rates**	**CGSA Environs Rates**	**RGVSA Incorporated Rates**	**RGVSA Environs Rates**	**WNSA Incorporated Rates**	**WNSA Environs Rates**	Proposed TGS Rates
Residential							
No. of Small Customers Affected	202,594	24,158	33,788	2,029	154,319	18,003	—
Small Customer Charge	$21.36	$21.36	$23.64	$23.64	$21.85	$21.85	$29.50
Small Volumetric Charge (per Ccf)	$0.87646	$0.87646	$2.02007	$2.02007	$0.46668	$0.46668	$0.67553
No. of Large Customers Affected	78,883	9,406	22,042	1,324	107,323	12,521	—
Large Customer Charge	$33.36	$33.36	$38.64	$38.64	$38.35	$38.35	$39.50
Large Volumetric Charge (per Ccf)	$0.46737	$0.46737	$0.63545	$0.63545	$0.01668	$0.01668	$0.31189
Customer Assistance Program (Up to 30,000 qualifying customers)							
No. of Customers Affected	—	—	—	—	—	—	—
Customer Charge	—	—	—	—	—	—	$22.13
Volumetric Charge (per Ccf)	—	—	—	—	—	—	$0.55000

	Incorporated and Unincorporated/Environs Current Rates						
Customer Class	**CGSA Incorporated Rates**	**CGSA Environs Rates**	**RGVSA Incorporated Rates**	**RGVSA Environs Rates**	**WNSA Incorporated Rates**	**WNSA Environs Rates**	Proposed TGS Rates
Commercial							
Customers Affected[4]	—	—	—	—	16,057	1,105	
Customer Charge					$92.73	$92.73	
Volumetric Charge (per Ccf)					$0.09394	$0.09394	
No. of Small Customers Affected	9,576	359	2,610	114	—	—	—
Small Customer Charge	$72.88	$72.88	$120.32	$120.32	-	-	$75.00
Small Volumetric Charge (per Ccf)	$0.27930	$0.27930	$0.63855	$0.63855	-	-	$0.43589
No. of Large Customers Affected	3,104	116	1,282	56	—	—	—
Large Customer Charge	$87.88	$87.88	$275.32	$275.32	-	-	$150.00
Large Volumetric Charge (per Ccf)	$0.22985	$0.22985	$0.26655	$0.26655	-	-	$0.13589
Commercial Transportation							
No. of Customers Affected	296	11	23	4	21	—	—
Customer Charge	$320.96	$320.96	$545.32	$545.32	$517.73	$517.73	$500.00
Volumetric Charge (per Ccf)	$0.12679	$0.12679	$0.10770	$0.10770	$0.09394	$0.09394	$0.08831
Industrial							
No. of Customers Affected	19	1	22	15	32	3	—
Customer Charge	$1,033.21	$1,033.21	$1,234.53	$1,234.53	$1,295.93	$1,295.93	$1,250.00
Volumetric Charge (per Ccf)	$0.14569	$0.14569	$0.28220	$0.28220	$0.11486	$0.11486	$0.11849

[4] WNSA currently has only one Commercial customer class, and TGS proposes to create Small and Large Commercial Customer classes with the rates noticed herein.

Customer Class	Incorporated and Unincorporated/Environs Current Rates						
	CGSA Incorporated Rates	**CGSA Environs Rates**	**RGVSA Incorporated Rates**	**RGVSA Environs Rates**	**WNSA Incorporated Rates**	**WNSA Environs Rates**	Proposed TGS Rates
Industrial Transportation							
No. of Customers Affected	17	11	16	17	9	4	—
Customer Charge	$1,233.21	$1,233.21	$1,384.53	$1,384.53	$1,495.93	$1,495.93	$500.00
Volumetric Charge (per Ccf)	$0.14569	$0.14569	$0.08722	$0.08722	$0.11486	$0.11486	$0.08831
Public Authority							
No. of Customers Affected	758	53	442	53	1,276	146	—
Customer Charge	$181.93	$181.93	$243.91	$243.91	$253.05	$253.05	$200.00
Volumetric Charge (per Ccf)	$0.13768	$0.13768	$0.16208	$0.16208	$0.13511	$0.13511	$0.13745
Public Authority Transportation							
No. of Customers Affected	481	10	3	3	10	—	—
Customer Charge	$204.93	$204.93	$2,543.91	$2,543.91	$553.05	$553.05	$500.00
Volumetric Charge (per Ccf)	$0.13768	$0.13768	$0.00840	$0.00840	$0.13511	$0.13511	$0.08831
Electric Generation Transportation							
No. of Customers Affected	1	—	—	—	—	—	—
Customer Charge	$201.64	$201.64	$545.32	$545.32	$717.73	$717.73	$1,000.00
Demand Charge MDQ/month							$0.72542
Volumetric Charge (per Ccf)							
Usage Rates (Year-Round)							
All Ccf	—	—	$0.10770	$0.10770	—	—	$0.02000
First 5,000 Ccf	$0.07724	$0.07724	—	—	—	—	—
Next 35,000	$0.06853	$0.06853	—	—	—	—	—
Next 60,000	$0.05527	$0.05527	—	—	—	—	—
All Over 100,000	$0.04018	$0.04018	—	—	—	—	—
Volumetric Charge (per Ccf)							
Usage Rates (October - April)							

	Incorporated and Unincorporated/Environs Current Rates						
Customer Class	**CGSA Incorporated Rates**	**CGSA Environs Rates**	**RGVSA Incorporated Rates**	**RGVSA Environs Rates**	**WNSA Incorporated Rates**	**WNSA Environs Rates**	Proposed TGS Rates
All Ccf	—	—	—	—	—	—	—
First 5,000 Ccf	—	—	—	—	$0.05260	$0.05260	—
Next 95,000	—	—	—	—	$0.04260	$0.04260	—
Next 300,000	—	—	—	—	$0.03260	$0.03260	—
All Over 400,000	—	—	—	—	$0.02260	$0.02260	—
Volumetric Charge (per Ccf)							
Usage Rates (May-September)							
All Ccf	—	—	—	—	—	—	—
First 5,000 Ccf	—	—	—	—	$0.04259	$0.04259	—
Next 95,000	—	—	—	—	$0.03258	$0.03258	—
Next 300,000	—	—	—	—	$0.02259	$0.02259	—
All Over 400,000	—	—	—	—	$0.01258	$0.01258	—
Compressed Natural Gas							
No. of Customers Affected	—	—	—	—	—	—	—
Customer Charge	$746.15	$746.15	—	—	$1,955.67	$1,955.67	$320.00
Volumetric Charge (per Ccf)	$0.07817	$0.07817	—	—	$0.08643	$0.08643	$0.08831
Compressed Natural Gas Transportation							
No. of Customers Affected	3	1	—	—	4	—	—
Customer Charge	$771.15	$771.15	—	—	$2,255.67	$2,255.67	$500.00
Volumetric Charge (per Ccf)	$0.07817	$0.07817	—	—	$0.08643	$0.08643	$0.08831
Unmetered Gas Light							
No. of Customers Affected	1	—	—	—	—	—	—
Customer Charge	—	—	—	—	—	—	—
Residential Volumetric Charge (per Ccf)	$0.87646	$0.87646	$2.02007	$2.02007	$0.46668	$0.46668	$0.67553
Commercial Volumetric Charge (per Ccf)	$0.27930	$0.27930	$0.63855	$0.63855	$0.09394	$0.09394	$0.43589

	Incorporated and Unincorporated/Environs Current Rates						
Customer Class	**CGSA Incorporated Rates**	**CGSA Environs Rates**	**RGVSA Incorporated Rates**	**RGVSA Environs Rates**	**WNSA Incorporated Rates**	**WNSA Environs Rates**	Proposed TGS Rates
Industrial Volumetric Charge (per Ccf)	$0.14569	$0.14569	$0.28220	$0.28220	$0.11486	$0.11486	$0.11849
Public Authority Volumetric Charge (per Ccf)	$0.13768	$0.13768	$0.16208	$0.16208	$0.13511	$0.13511	$0.13745

Exhibit C shows the average bill impact by customer class.

G. Witness Testimony

Although not required, the Company is including as **Exhibit D** to this SOI, direct testimony supporting the Company's requested revenue requirement. The attached includes the testimony of the following witnesses:

- ***Jeff Husen*** **- Vice-President of Rates and Regulatory Affairs for ONE Gas.** Mr. Husen provides an overview of the SOI filing, including an explanation of the relief TGS is requesting; supports the proposed consolidation of the TGS service areas into a single Texas jurisdiction; addresses the Company's proposed revisions to customer assistance and related tariff options; addresses proposed revisions to the line extension policy in the Rules of Service; and sponsors the Company's annual capital investment reports included with the Company's IRA filings to support the Company's requested prudence determination.

- ***Alejandro Limón*** **- Vice-President of Operations for TGS.** Mr. Limón provides an overview of operations in Texas; supports the proposed consolidation of the TGS service areas into a single statewide jurisdiction; addresses the reasonableness and necessity of capital investment and Operations and Maintenance (O&M) expenses; addresses ONE Gas' response to COVID-19; and addresses the Company's Pipeline Integrity Testing Program.

- ***Anthony Brown*** **- Manager of Rates and Regulatory Analysis for TGS.** Mr. Brown provides an overview of the cost of service and overall revenue requirement calculation and supports TGS's Direct rate base and Direct expense adjustments; addresses the Company's compliance with certain regulatory and statutory requirements; affiliate cost recovery issues related to Utility Insurance Company ("UIC"); the Company's recovery of pipeline integrity testing costs; the Company's request for recovery of rate case expenses; and describes the proposed TGS rate schedules and tariffs, as well as rate schedules and tariffs currently in effect for the CGSA, RGVSA, and WNSA.

- ***Stacey McTaggart*** **- Rates and Regulatory Director for TGS.** Ms. McTaggart addresses the Company's request to consolidate all of its existing service areas—CGSA, RGVSA,

and WNSA—to implement statewide rates and tariffs; describes the Company's request for an expanded customer assistance program and tariff and the recovery of associated costs; supports the Company's request for recovery of credit card processing fees; addresses regulatory asset treatment of cloud-based computing costs; and revisions to the line extension policy in the Rules of Service.

- ***Eric Sanford*** **- Manager of Rates and Regulatory Compliance for ONE Gas.** Mr. Sanford supports certain TGS Division and Corporate capital investment that is included in the revenue requirement as well as Corporate depreciation and amortization expense.

- ***Keara Downum*** **- Rates Analyst II of Rates and Regulatory Compliance for ONE Gas.** Ms. Downum addresses the cost allocation methodology used to determine TGS's share of allocated costs; discusses certain Corporate expense adjustments; and explains the Direct, TGS Division and Corporate expense adjustments related to payroll, employee benefits, and incentive compensation.

- ***Megan Gough*** **- Director of Compensation for ONE Gas.** Ms. Gough addresses the reasonableness of ONE Gas' compensation philosophy and structure, as well as the related costs for base pay, incentive plans, and benefits.

- ***Cyndi King*** **- Director of Treasury and Finance for ONE Gas.** Ms. King supports the recovery of a return on the Company's prepaid pension asset.

- ***Jaime Shelton*** **- Director of Risk and Insurance for ONE Gas**. Ms. Shelton describes ONE Gas' captive insurance company, UIC.

- ***Kenneth Eakens*** **- Director of Tax Compliance and Financial Reporting for ONE Gas.** Mr. Eakens describes how the Internal Revenue Service's Natural Gas Safe Harbor Method impacts the Company's taxes and addresses the treatment of the Company's Excess Deferred Income Taxes (EDIT).

- ***Timothy S. Lyons*** **is a Partner with the firm ScottMadden, Inc.** Mr. Lyons sponsors TGS's lead-lag study that determines TGS's cash working capital requirement to be included in rate base.

- ***Janet M. Simpson*** **is an accountant and Managing Member of Utility Regulatory Consulting, LLC.** Ms. Simpson presents TGS's Accumulated Deferred Income Tax (ADIT) calculations.

- ***Dr. Ronald E. White*** **is an engineer and President of Foster Associates Consultants, LLC.** Dr. White sponsors a statewide study of the depreciation rates for TGS plant located in Texas and for common facilities used by TGS throughout the state.

- ***Dr. Bruce H. Fairchild*** **is a financial accountant and former professor and regulator.** Dr. Fairchild is a principal with Financial Concepts and Applications, Inc. Dr. Fairchild supports TGS's requested return on equity, cost of debt, capital structure, and overall return on invested capital.

- ***Teresa Serna* - Rates Specialist for TGS.** Ms. Serna describes the class cost of service study and supports TGS's proposed class revenue allocation.
- ***Zane Drummond* - Rates Analyst for TGS.** Mr. Drummond supports TGS's revenue adjustments.
- ***Paul H. Raab* is an independent economic consultant.** Mr. Raab describes and supports TGS's proposed rate design.

V. RATE CASE EXPENSES

Pursuant to Texas Utilities Code § 104.051, TGS requests recovery of all reasonable and necessary rate case expenses from affected customers through a surcharge to the final approved rates.

VI. PUBLIC NOTICE

The Company will promptly undertake to notify the public of the proposed changes in its gas rates consistent with the requirements of Texas Utilities Code § 104.103. The public notice that the Company proposes to provide regarding the proposed change in rates for TGS is attached as **Exhibit E,** to the SOI. The Company will submit proof of notice promptly upon completion thereof along with a copy of the notice.

VII. COMPANY REPRESENTATIVES FOR NOTIFICATION

TGS's authorized representatives are:

Judy Jenkins Hitchye
Stacey L. McTaggart
Marie Michels
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Please serve all pleadings, motions, orders, and other documents filed in this proceeding upon TGS's authorized representatives at the above-stated addresses.

VIII. PROTECTIVE AGREEMENT

The Company's Rate Filing Package includes certain confidential materials. In addition, the scope of discovery in this case may require the production of additional confidential material. Accordingly, TGS attaches as **Exhibit F** to this SOI, a Protective Agreement to be used in this case. TGS will provide confidential material as applicable, upon execution of Exhibit A attached to the Protective Agreement.

IX. CONCLUSION

TGS requests that: (1) rates are approved for TGS consistent with those proposed herein, to become effective for meters read on and after August 19, 2025; (2) consolidation of the existing CGSA, RGVSA, and the WNSA is approved; (3) the Commission approve new depreciation rates for Direct and Division distribution and general plant; (4) the Commission find that expenses for COVID-19 that are contained in regulatory assets authorized by the Commission are reasonable, necessary and accurate; (5) capital investment made through December 31, 2024, including capital investment in the Company's IRA filings made since the last rate cases in the CGSA, RGVSA, and the WNSA pursuant to Texas Utilities Code § 104.301, is deemed prudent; (6) the form of

STAFF REPORT

City of Dripping Springs

PO Box 384

511 Mercer Street

Dripping Springs, TX 78602

Submitted By: Riley Sublett, Maintenance Director

Council Meeting Date: 07/15/2025

Agenda Item Wording: **Approval of a Resolution Accepting Improvements and Approving a Maintenance Bond for the Heritage Phase 3 - Drainage, Paving and Wastewater Improvements.** *Applicant: Liberty Civil Construction, LLC*

Agenda Item Requestor:

Summary/Background: Liberty Civil Construction, LLC has completed Drainage, Paving and Wastewater Improvements for Heritage Phase 3. City staff has inspected the project throughout all stages of construction. The City Engineer has completed a final inspection, and the Design Engineer has provided concurrence. All improvements have been built per plan.

Commission Recommendations:

Recommended Council Actions: City staff recommends approval

Attachments:

Next Steps/Schedule: Send to City Secretary for execution.

CITY OF DRIPPING SPRINGS

RESOLUTION NO. 2025-XX

ACCEPTING IMPROVEMENTS AND APPROVING MAINTENANCE BOND FOR HERITAGE PHASE 3 –DRAINAGE, PAVING, AND WASTEWATER IMPROVEMENTS

A RESOLUTION OF THE CITY OF DRIPPING SPRINGS, TEXAS ("CITY"), ACCEPTING IMPROVEMENTS AND APPROVING AND ACCEPTING MAINTENANCE BOND FOR HERITAGE PHASE 3, PROVIDING FOR EFFECTIVE DATE; AND PROPER NOTICE & MEETING

WHEREAS, Liberty Civil Construction, LLC ("Contractor") recently completed and the City Engineer for the City of Dripping Springs has inspected the revegetation, storm water, drainage, paving, wastewater ("Improvements") for the Heritage Phase 3; and

WHEREAS, the City desires to accept as being complete in accordance with applicable development the Improvements at Heritage Phase 3; and

WHEREAS, the City of Dripping Springs City Council ("City Council") seeks the Contractor to provide a Maintenance Bond (Attachment "A") conditioned to guarantee for the period of Two (2) Years from and after the date of substantial completion of the Improvements, guaranteeing the materials and workmanship related to Contractor's Improvements; and

WHEREAS, this Resolution conforms with the Maintenance and Guarantee regulation of the City's Code requiring all public improvements be free from defects for a period of two (2) years; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, the City Council finds that it is necessary and proper for the good government, peace or order of the City to approve this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Dripping

Springs City, Texas, that:

1. The foregoing recitals are adopted as facts and are incorporated into this Resolution by reference as findings of fact as if expressly set forth herein.

2. The City Council hereby accepts the Improvements in Heritage Phase 3.

3. The City Council hereby approves and accepts the Contractor's proposed Maintenance Bond No. 2368403, from Swiss Re Corporate Solutions America Insurance Corporation ("Insurer"), included and attached herein (Attachment "A").

4. Conditioned upon the fiscal guarantee for maintenance from the Contractor and the Insurer, the City shall assume responsibility for the repair, maintenance, and regulation of the Improvements for the benefit of the public.

5. The City Council hereby authorizes the Mayor or the Mayor's designee to execute any documentation on the City's behalf necessary to effectuate the intent and purpose of this Resolution.

6. This Resolution shall take effect immediately upon passage.

7. The meeting at which this Resolution was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

PASSED & APPROVED this, the ____ day of _____, 2025, by a vote of ___ (*ayes*) to __ (*nays*) to ___ (*abstentions*) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

by: _____
Mayor Bill Foulds

ATTEST:

_____
Diana Boone

Attachment "A"

Maintenance Bond No. 2368403 Liberty Civil Construction, LLC and Swiss Re Corporate Solutions America Insurance Corporation

MAINTENANCE BOND

Swiss Re Corporate Solutions America Insurance Corporation
1450 American Lane, Suite 1100, Schaumburg, IL 60173

Bond No.: 2368403

KNOWN ALL BY THESE PRESENTS: That we Liberty Civil Construction, LLC, as Principal, and Swiss Re Corporate Solutions America Insurance Corporation, a corporation organized and existing under the Laws of the State of Missouri, as Surety, are held and firmly bound unto City of Dripping Springs, as Obligee, in the total sum of Three Million One Hundred Three Thousand Six Hundred Seventy-four & 42/100 U.S. Dollars ($3,103,674.42) for the payment whereof said Principal and Surety bind themselves, jointly and severally, as provided herein.

WHEREAS, the Principal entered into a contract with the Obligee dated _____ for Heritage Phase 3 - Drainage, Paving and Wastewater Improvements ("Work").

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal shall maintain and remedy said Work free from defects in materials and workmanship for a period of (2) Two year(s) commencing on Substantial completion (the "Maintenance Period"), then this obligation shall be void; otherwise it shall remain in full force and effect.

PROVIDED, HOWEVER, that any suit under this bond shall be commenced no later than one (1) year from the expiration date of the Maintenance Period; provided, however, that if this limitation is prohibited by any law controlling the construction hereof, such limitation shall be deemed to be amended so as to be equal to the minimum period of limitation permitted by such law, and said period of limitation shall be deemed to have accrued and shall commence to run on the expiration date of the Maintenance Period.

SIGNED this 16th day of June, 2025.

Liberty Civil Construction, LLC
(Principal)

By: _____
Michael Ehrhardt, President
Swiss Re Corporate Solutions America Insurance Corporation

By: _____
Kimberly Rochelle Gonzalez, **Attorney-in-Fact**

SWISS RE CORPORATE SOLUTIONS

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION ("SRCSAIC")
SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION ("SRCSPIC")
WESTPORT INSURANCE CORPORATION ("WIC")

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT SRCSAIC, a corporation duly organized and existing under laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, and SRCSPIC, a corporation organized and existing under the laws of the State of Missouri and having its principal office in the City of Kansas City, Missouri, and WIC, organized under the laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, each does hereby make, constitute and appoint:

JOHN R. WARD, THOMAS DOUGLAS MOORE, EMILY ALLISON MIKESKA, ALLYSON W. DEAN, TROY RUSSELL KEY, DEBRA LEE MOON, ANDREA ROSE CRAWFORD, SANDRA LEE RONEY, FAITH ANN HILTY, ANDREW GARETH ADDISON, ELIZABETH ORTIZ, ANA OWENS, ANDREW PATRICK CLARK, KIMBERLY ROCHELLE GONZALEZ, CRYSTAL GAIL LANGHORN, STEVEN WAYNE LEWIS, SHERI RENEE ALLEN, PEGGY GRADEL HOGAN, TERESA AYALA, KELLI A. GORHAM, MARK ROBERT ADAMS, CORY KIPER, AND ROSS RUDOLPH LARIS JOINTYLY OF SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

TWO HUNDRED MILLION (200,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both SRCSAIC and SRCSPIC at meetings duly called and held on the 18th of November 2021 and WIC by written consent of its Executive Committee dated July 18, 2011.

"RESOLVED, that any two of the President, any Managing Director, any Senior Vice President, any Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is, authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Corporation bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Corporation; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Corporation may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION CORPORATE SEAL 1973 MISSOURI

SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION CORPORATE SEAL MISSOURI

By _____
David Satory, Senior Vice President of SRCSAIC & Senior Vice President of SRCSPIC & Senior Vice President of WIC

By _____
Gabriel Jacquez, Senior Vice President of SRCSAIC & Senior Vice President of SRCSPIC & Senior Vice President of WIC

WESTPORT INSURANCE CORPORATION SEAL MISSOURI

IN WITNESS WHEREOF, SRCSAIC, SRCSPIC, and WIC have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers this 29th day of APRIL, 20 2025

Swiss Re Corporate Solutions America Insurance Corporation
Swiss Re Corporate Solutions Premier Insurance Corporation
Westport Insurance Corporation

State of Illinois
County of Cook ss

On this 29th day of APRIL, 20 2025, before me, a Notary Public personally appeared David Satory, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of WIC and Gabriel Jacquez, Senior Vice President of SRCSAIC and Senior Vice President of SPCSPIC and Senior Vice President of WIC, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.

Karen M. Szweda, Notary

I, Jeffrey Goldberg, the duly elected Senior Vice President and Assistant Secretary of SRCSAIC and SRCSPIC and WIC, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said SRCSAIC and SRCSPIC and WIC, which is still in full force and effect.
IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 16th day of June, 20 25

OFFICIAL SEAL
KAREN M SZWEDA
Notary Public, State of Illinois
Commission No 978628
My Commission Expires September 26, 2027

Jeffrey Goldberg, Senior Vice President & Assistant Secretary of SRCSAIC and SRCSPIC and WIC

IMPORTANT NOTICE

In order to obtain information or make a complaint:

You may contact the **Surety Claims Department** at **1-816-235-3702**

You may call **Swiss Re Corporate Solutions America Insurance Corporation or Swiss Re Corporate Solutions Premier Insurance Corporation** for information or to make a complaint at:

1-816-235-3702

You may also write to **Swiss Re Corporate Solutions America Insurance Corporation or Swiss Re Corporate Solutions Premier Insurance Corporation** at the following address:

1200 Main Street, Suite 800
Kansas City, MO 64105

You may contact the **Texas Department of Insurance** to obtain information on companies, coverages, rights or complaints at:

1- 800-252-3439

You may write the **Texas Department of Insurance:**

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: http://www.tdi.state.tx.us
E-mail:ConsumerProtection@tdi.state.tx.us

PREMIUM OR CLAIM DISPUTES:
Should you have a dispute concerning your premium or about a claim you should first contact the **Swiss Re Corporate Solutions America Insurance Corporation or Swiss Re Corporate Solutions Premier Insurance Corporation**. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY: This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener informacion o para someter un queja:

Puede comunicarse con **Surety Claims Department**

al **1-816-235-3702.**

Usted puede llamar **Swiss Re Corporate Solutions America Insurance Corporation o Swiss Re Corporate Solutions Premier Insurance Corporation** para informacion o para someter una queja al:

1-816-235-3702

Usted tambien puede escribir a **Swiss Re Corporate Solutions America Insurance Corporation o Swiss Re Corporate Solutions Premier Insurance Corporation** al:

1200 Main Street, Suite 800
Kansas City, MO 64105

Puede escribir al **Departmento de Seguros de Texas** para obtener informacion acerca de companias, coberturas, derechos o quejas al:

1- 800-252-3439

Puede escribir al **Departmento de Seguros de Texas:**

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: http://www.tdi.state.tx.us
E-mail:ConsumerProtection@tdi.state.tx.us

DISPUTAS SOBRE PRIMAS O RECLAMOS: Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el **Swiss Re Corporate Solutions America Insurance Corporation o Swiss Re Corporate Solutions Premier Insurance Corporation** primero. Si no se resuelve la disputa, puede entonces comunicarse con el Departmento de Seguros de Texas.

UNA ESTE AVISO A SU POLIZA:
Este aviso es solo para proposito de infromacion y no se converte en parte o condicion del documento adjunto.

SUBDIVISION BOND

Bond No. OHHNSU0860867 Principal Amount: $1,378,123.87

KNOW ALL MEN BY THESE PRESENTS, that we M/I Homes of Austin, LLC
4131 Worth Avenue, Columbus, OH 43219
As Principal, and
Harco National Insurance Company
4200 Six Forks Rd, Suite 1400, Raleigh, NC 27609 a(n) Illinois
Corporation, as Surety, are held and firmly bound unto
City of Dripping Springs
P.O. Box 384, Dripping Springs, TX 78620
as Obligee in the penal sum of
One Million Three Hundred Seventy-eight Thousand One Hundred Twenty-three & 87/100 (Dollars)
($1,378,123.87), lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves our heirs, executors, administrators, and successors and assigns jointly and severally, firmly by these presents,

WHEREAS, M/I Homes of Austin, LLC has agreed to construct in
Heritage, Phase 3 Subdivision, in Dripping Springs, TX for the following Improvements: IA#3 PID Infrastructure, Water, Wastewater Improvements:, Streets, Drainage, Dry Utilities, Waterline Extension, and General Miscellaneous

NOW,THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall construct, or have constructed, the improvements herein described, and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void, otherwise to remain in full force and effect, and the Surety, upon receipt of written notice from the Obligee indicating that the improvements have not been installed or completed, will complete the improvements or pay to the Obligee such amount up to the Principal amount of this bond which will allow the Obligee to complete the improvements.

Upon approval by the Obligee, this instrument may be proportionately reduced as the public improvements are completed,

Signed, sealed and dated, this 7th day of April, 2025

M/I Homes of Austin, LLC
Principal
By: Zachary M. Sugarman

Harco National Insurance Company
Surety
By: Denise Nelson
Attorney-In-Fact
Denise Nelson

POWER OF ATTORNEY

Bond # OHHNSU0860867

Item 8.

HARCO NATIONAL INSURANCE COMPANY
INTERNATIONAL FIDELITY INSURANCE COMPANY

Member companies of IAT Insurance Group, Headquartered: 4200 Six Forks Rd, Suite 1400, Raleigh, NC 27609

KNOW ALL MEN BY THESE PRESENTS: That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

JULIEANN JOHNSTON, MICHAEL WARD, HEATHER WOJCIECHOWSKI, DENISE NELSON, STEPHANIE A. MCQUILLEN, SHELLEY M. KUHN

Columbus, OH

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

"**RESOLVED**, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents on this 31st day of December, 2023

INTERNATIONAL FIDELITY INSURANCE COMPANY CORPORATE SEAL 1904 NEW JERSEY

STATE OF NEW JERSEY
County of Essex

STATE OF ILLINOIS
County of Cook

HARCO NATIONAL INSURANCE COMPANY CORPORATE SEAL 1904 ILLINOIS

Michael F. Zurcher
Executive Vice President, Harco National Insurance Company
and International Fidelity Insurance Company

On this 31st day of December, 2023 , before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.

CATHY CRUZ NOTARY PUBLIC STATE OF NEW JERSEY

IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Cathy Cruz a Notary Public of New Jersey
My Commission Expires April 16, 2029

CERTIFICATION

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, April 7, 2025

A00210

Irene Martins, Assistant Secretary

STAFF REPORT

City of Dripping Springs

PO Box 384

511 Mercer Street

Dripping Springs, TX 78620

Submitted By: Laura Mueller, City Attorney

Council Meeting Date: July 15, 2025

Agenda Item Wording: **Approval of an Agreement with Village Grove related to maintenance of improvements on city property.** *Applicant: Michael Slack, Taylor Morrison*

Agenda Item Requestor:

Summary/Background: This license agreement allows Village Grove to build drainage ponds and landscaping as well as other improvements on city right of way and property. It then requires the HOA to maintain both the drainage areas and the landscaping within the City's right of way. This is pursuant to the agreements with Village Grove.

Commission Recommendations: N/A

Recommended Council Actions: Approval of Agreement.

Attachments: Staff Report, Agreement, Exhibits.

Next Steps/Schedule: If approved the agreement will be executed and filed with the County.

LICENSE AND MAINTENANCE AGREEMENT

The City of Dripping Springs, Texas, a Type A general law municipality located in Hays County, Texas (the "***City***"), and VG Community Association, Inc., a Texas nonprofit corporation ("***Licensee***"), enter into this License and Maintenance Agreement (this "***Agreement***") effective as of the _____ day of _____, 2025 (the "***Effective Date***"), upon the terms and conditions set forth below.

I. DEFINED TERMS.

A. "***Consent Agreement***" means that certain Agreement Concerning Creation and Operation of Dripping Springs Municipal Utility District No. 1 dated October 19, 2021, as amended and assigned.

B. "***District***" means Dripping Springs Municipal Utility District No. 1.

C. "***Drainage Improvements***" means the stormwater detention and water quality ponds and other surface drainage improvements located within the Subdivision and accepted for ownership and maintenance by the City.

D. "***Improvements***" means collectively the Drainage Improvements and the ROW Improvements.

E. "***ROW Improvements***" means the landscape, screening wall, and irrigation improvements, but expressly excluding any roadway and utility improvements, located within the Licensed Property – ROW.

E "***Subdivision***" means Village Grove Phase 1, an addition to the City pursuant to the map or plat thereof recorded as Document No. _____ in the Official Public Records of Hays County, Texas.

II. PURPOSE OF LICENSE AGREEMENT.

A. Grant of License. The City grants to Licensee permission to use those portions of the Subdivision more particularly described on **Exhibit "A"** (the "***Licensed Property - Drainage***") and as more particularly described on **Exhibit "B"** (the "***Licensed Property – ROW***", together with the Licensed Property – Drainage the "***Licensed Property***") solely to operate and maintain the Improvements; provided that this Agreement is not intended to prevent Licensee from entering and using land dedicated to the City as parkland or right of way in the same manner as the general public. The City makes this grant solely to the extent of its right, title, and interest in and to the Licensed Property, without any express or implied warranties.

B. Maintenance Compliance. Licensee agrees that all maintenance permitted by this Agreement with respect to the Licensed Property shall be done in compliance with all applicable Municipal, County, State and/or Federal laws, ordinances, regulations, and policies now existing or later adopted, and the "Applicable Rules," as such term is defined in the Consent Agreement.

III. ANNUAL FEE. No annual fee shall be due to the City in connection with this Agreement, and the City will not compensate Licensee for the maintenance of the Licensed Property or any Improvements.

IV. CITY'S RIGHT TO LICENSED PROPERTY. This Agreement is expressly subject and subordinate to the present and future right of the City to use the Licensed Property and the Improvements for any purpose not inconsistent with the Consent Agreement.

V. INSURANCE. Licensee shall, at its sole expense, provide a commercial general liability insurance policy, written by a company reasonably acceptable to the City and licensed to do business in Texas, with a combined single limit of not less than $600,000.00, which coverage may be provided in the form of a rider and/or endorsement to a previously existing insurance policy. The City may additionally require the Licensee to increase the combined single limit of such coverage from time to time in the reasonable discretion of the City. Such insurance coverage shall specifically name the City as an additional named insured, include a waiver of subrogation against the City, its officers, employees, and agents, and require the insurer to provide the City with at least 30 days' written notice of any cancellation, non-renewal, or material reduction in coverage, without exceptions. The insurance shall cover all perils arising from the activities of Licensee, its officers, employees, agents, or contractors, relative to this Agreement. Licensee may satisfy the insurance requirement herein by blanket policies covering property in addition to the Licensed Property. Licensee shall be responsible for any deductibles stated in the policy. A certificate of insurance evidencing such coverage shall be delivered to the City Administrator on or before the Licensee's use or occupancy of the Licensed Property and updated annually to reflect adjusted limits.

Licensee shall not cause any insurance to be canceled nor permit any insurance to lapse and shall provide the City where possible thirty (30) days written notice as evidenced by a return receipt of registered or certified mail of any anticipated cancellation, reduction, restriction or other limitation thereafter established under such policy of insurance.

VI. INDEMNIFICATION. LICENSEE SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY AND ITS OFFICERS, AGENTS AND EMPLOYEES AGAINST ALL CLAIMS, SUITS, DEMANDS, JUDGMENTS, DAMAGE, COSTS, LOSSES, EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, OR OTHER LIABILITY FOR PERSONAL INJURY, DEATH, OR DAMAGE TO ANY PERSON OR PROPERTY WHICH ARISES FROM OR IS IN ANY MANNER CAUSED BY LICENSEE'S USE OF THE LICENSED PROPERTY UNDER THIS AGREEMENT. THIS INDEMNIFICATION PROVISION, HOWEVER, SHALL NOT APPLY TO ANY CLAIMS, SUITS, DEMANDS, JUDGMENTS, DAMAGE, COSTS, LOSSES, EXPENSES OR OTHER LIABILITY FOR PERSONAL INJURY, DEATH, OR DAMAGE TO ANY PERSON OR PROPERTY (I) FOR WHICH THE CITY SHALL HAVE BEEN COMPENSATED BY INSURANCE PROVIDED UNDER PARAGRAPH V, ABOVE, PROVIDED THAT THIS EXCEPTION SHALL NOT APPLY TO CLAIMS BROUGHT BY THE CITY'S LIABILITY CARRIER THROUGH SUBROGATION, (II) ARISING OUT OF ANY ACTS OR OMISSIONS BY THE CITY UNDER PARAGRAPH IV ABOVE, OR (III) ARISING SOLELY FROM THE NEGLIGENCE OR WILLFUL ACTS OR OMISSIONS OF THE CITY; PROVIDED THAT FOR THE PURPOSES OF THE FOREGOING, THE CITY'S ENTERING INTO THIS AGREEMENT

SHALL NOT BE DEEMED TO BE A "NEGLIGENT OR WILLFUL ACT."

VII. CONDITIONS.

A. Licensee's Responsibilities. Licensee will be responsible for any and all damage to the Improvements unless such damage is as a result of acts or omissions by the City.

B. Maintenance. Licensee shall maintain the Improvements within the Licensed Property by keeping the area free of material amounts of debris and litter and keeping the Licensed Property mowed such that grass and weeds do not exceed the height limits established by the Applicable Rules. Licensee shall maintain all Improvements in good repair, working order, and condition and in compliance with this Agreement and the Applicable Rules, as applicable. The Drainage Improvements shall further be kept free of any obstructions that impede the flow of water. Removal of dead or dying plants that are placed by Licensee within the Licensed Property shall also be handled by Licensee at its expense. Inspections of the Improvements within the Licensed Property shall occur quarterly, with reports submitted to the City within ten (10) days of each inspection. Licensee shall remedy deficiencies identified in inspection reports within thirty (30) days, with the City reserving the right to intervene if deficiencies persist. Additionally, the City may require Licensee to take action to maintain the Licensed Property and the Improvements in compliance with this Agreement, including, but not limited to, the removal of dead or dying vegetation placed by Licensee within the Licensed Property. Such action shall be completed within thirty (30) days following receipt of a written request from the City. Licensee shall have no obligation to maintain any improvements placed upon the Licensed Property by the City.

C. Removal or Modification. No Improvements may be modified or removed from the Licensed Property without the prior written consent of the City and the District.

D. Default. In the event that Licensee fails to maintain the Licensed Property as provided in this Agreement, or otherwise comply with the terms or conditions as set forth herein, the City shall give Licensee written notice thereof, by registered or certified mail, return receipt requested, to the address set forth below. Licensee shall have thirty (30) days from the date of receipt of such notice to take action to remedy the failure complained of, and, if Licensee does not satisfactorily remedy the same within the thirty (30) day period (provided that the City shall allow such additional time as may be reasonably necessary for Licensee to cure any failure as long as Licensee commences such cure within the thirty (30) day period provided and diligently pursues such cure thereafter and as long as such additional time does not exceed ninety (90) days from the date of the notice) the City may pursue its remedies under Paragraph XI below.

Licensee Address	**City Address**
_____.	City of Dripping Springs
c/o _____	Attention: City Administrator
_____	P.O. Box 384
_____	Dripping Springs, Texas 78620

VIII. COMMENCEMENT. This Agreement shall begin on the Effective Date and continue thereafter unless otherwise terminated in accordance with Paragraph IX below.

IX. TERMINATION. Notwithstanding any other term, provision or condition of this Agreement, subject only to prior written notification to Licensee, this Agreement is revocable by the City if Licensee fails to comply with the terms and conditions of this Agreement beyond applicable notice and cure periods, including, but not limited to the insurance requirements specified herein, or for convenience with 90 days' written notice to the Licensee. The City agrees that, if the City terminates this Agreement, the City will operate and maintain the Improvements in the manner contemplated by the Consent Agreement. Upon termination, the Licensee shall bear all costs associated with transitioning maintenance responsibilities to the City. The City may further terminate and revoke this Agreement if:

1. Use of the Licensed Property becomes necessary for another public purpose;

2. The Improvements, or a portion of them, constitute a danger to the public which the City deems not to be remediable by alteration or maintenance of such Improvements;

3. Despite thirty (30) days' written notice to Licensee, maintenance or alteration necessary to alleviate a danger to the public has not been made; or

4. The City intends to take over maintenance of the Improvements

X. FUNDING MAINTENANCE OBLIGATION. Licensee will establish periodic homeowners association dues and assessments, to be charged and paid by the lot owners within the property under the jurisdiction of Licensee, in order to maintain the Improvements as provided in this Agreement. The Licensee shall provide an annual report to the City detailing the financial status of the HOA, including the adequacy of dues and assessments to fund required maintenance. Licensee will require the periodic dues and assessments to be increased from time to time, or if the City determines funding to be insufficient, as necessary to provide the funds required for the maintenance of the Improvements, and to provide funds required for the management and operation of Licensee.

XI. REMEDIES. The City will be entitled to judicially enforce Licensee's obligations under this Agreement. Licensee also agrees that, in the event of any default on its part under this Agreement, the City shall have available to it equitable remedies including, without limitation, the right to obtain a writ of mandamus or an injunction, or seek specific performance against Licensee to enforce Licensee's obligations under this Agreement.

XII. EMINENT DOMAIN. If any portion of the Licensed Property is taken by eminent domain by a governmental authority other than the City, this Agreement shall terminate as to the affected portion of the Licensed Property so condemned.

XIII. INTERPRETATION. This Agreement shall, in the event of any dispute over its intent, meaning or application, be interpreted fairly and reasonably, and neither more strongly for or against either party.

XIV. APPLICATION OF LAW. This Agreement shall be governed by the laws of the State of Texas. If the final judgment of a court of competent jurisdiction invalidates any part of this

Agreement, then the remaining parts shall be enforced, to the extent possible, consistent with the intent of the parties as evidenced by this Agreement.

XV. VENUE. Venue for all lawsuits concerning this Agreement will be in the Hays County, Texas.

XVI. COVENANT RUNNING WITH LAND; WAIVER OF DEFAULT. This Agreement and all of the covenants herein shall run with the Licensed Property; therefore, the conditions set forth herein shall inure to and bind each party's successors and assigns. Either party may waive any default of the other at any time by written instrument, without affecting or impairing any right arising from any subsequent or other default.

XVII. RECORDING REQUIREMENT. This Agreement, including all exhibits, shall be recorded in the Official Public Records of Hays County, Texas, to ensure that the obligations herein run with the land and bind all successors and assigns.

XVIII. ASSIGNMENT. Licensee shall not assign, sublet or transfer its interest in this Agreement without the written consent of the City and the District. For the avoidance of doubt, any change in control of Licensee, including mergers or acquisitions, shall be considered an assignment under this provision and shall require prior written approval which will not be unreasonably withheld.

* * *

[SIGNATURE PAGE FOLLOWS]

TERMS AND CONDITIONS ACCEPTED, this the ___ day of _____, 2025.

THE CITY

City of Dripping Springs

By:_____
Name: _____
Title: City Administrator

LICENSEE

VG Community Association, Inc.,
a Texas nonprofit corporation

By:_____
Name: _____
Title:_____

THE STATE OF TEXAS §
§
COUNTY OF HAYS §

This instrument was acknowledged before me on this the _____ day of _____, 202__, by _____, City Administrator of the City of Dripping Springs, Texas, on behalf of such city.

_____
Notary Public - State of Texas

THE STATE OF TEXAS §
§
COUNTY OF HAYS §

This instrument was acknowledged before me on this the ____ day of _____, 202__, by _____, _____ of _____, a _____, on behalf of said _____.

_____
Notary Public - State of Texas

AFTER RECORDING RETURN TO:
City of Dripping Springs
Attn: City Secretary
P. O. Box 384
Dripping Springs, Texas 78620

EXHIBIT "A"

LICENSED PROPERTY
DRAINAGE

[to be attached]

EXHIBIT "B"

LICENSED PROPERTY
ROW

[to be attached]

LAND USE SUMMARY

RESIDENTIAL			UNITS	UNIT MIX
Townhouse Residential			248 units	57.94 %
50' x 120' SFD Residential			180 units	42.06 %
Residential Sub-Total:			428 units	
Retail/GUI	6.8 acres			
Total:	112.4 acres	3.81 du/ac	428 units	

Notes:

CONCRETE TRAILS, TYP.

OFFROAD TRAILS, TYP.

HWY 290

FUTURE 114' R.O.W. MINOR ARTERIAL, TYPICAL

Phase 1

30 FT. UNDISTURBED LANDSCAPE BUFFER

FUTURE 114' RIGHT OF WAY AND EAST INTERCEPTOR ALIGNMENT

NEIGHBORHOOD PARK

CITY PARCEL

ZONED: PPD 14 WITH LR BASE ZONING WITH ADDITIONAL CIVIC USES, PARKLAND

6.8 ACRES

Phase 2B-2

Phase 3-2

POND E

Phase 2A-1

DETENTION

POND D

POND G

Phase 3-3

DETENTION

POND F

EXISTING DRIPPING SPRINGS SPORTS AND REC. PARK

ROB SHELTON BLVD.

POND A

SPORTS PARK RD.

AMENITY CENTER

Phase 2B-1

Phase 2A-2

Phase 3-1

POND C

FUTURE 60' MAJOR LECTOR ROADWAY BY OTHERS, TYPICAL

Phase 2B-3

LIFT STATION

DETENTION

DETENTION

Phase 1

Phase 1

PRESERVE HILLTOP PARK AS OPEN SPACE AMENITY FOR RESIDENTS

POND B

EAST-WEST WILD RIDGE BLVD (60' R.O.W.)

0 200 400 800

Scale: 1" = 400'

North

Date: March 15, 2024

LOTTING PLAN A
OVERALL COMMUNITY EXHIBIT
VILLAGE GROVE
DRIPPING SPRINGS, TEXAS

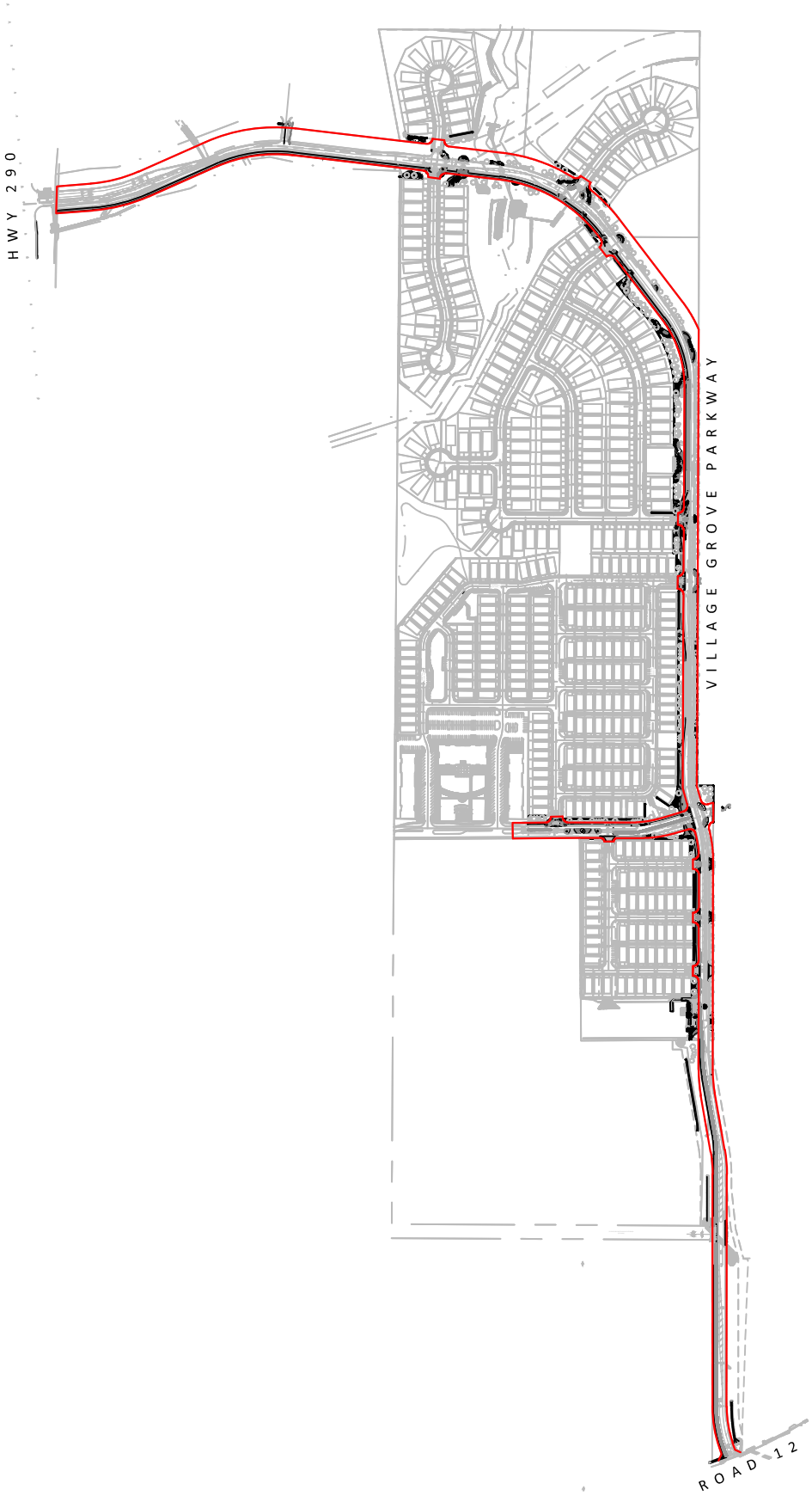
SEC Planning, LLC

Land Planning + Landscape Architecture + Community Branding

AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

SHEET FILE: L:\240016-TAMO\Cadfiles\PLANNING\Site Planning\Alt A.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



LEGEND

ROW

NORTH

0 350' 700' 1,400'

Scale: 1" = 700'

Date: JUNE 30, 2025

SEC Planning, LLC

Land Planning + Landscape Architecture + Community Branding

AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

LICENSE AGREEMENT EXHIBIT

VILLAGE GROVE PARKWAY

DRIPPING SPRINGS, TEXAS

SHEET FILE: L:\240016-TAMO\Cadfiles\LA\Phase 1_2 Combined\LPX-Base-Village G

Base mapping compiled from best available informati a should be considered as preliminary, in need of verifi subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

AGREEMENT CONCERNING CREATION AND OPERATION OF DRIPPING SPRINGS MUNICIPAL UTILITY DISTRICT NO. 1

This **AGREEMENT CONCERNING CREATION AND OPERATION OF DRIPPING SPRINGS MUNICIPAL UTILITY DISTRICT NO. 1** (this "*Agreement*") is by the **City of Dripping Springs, Texas**, a Type A general law municipality located in Hays County, Texas (the "*City*"); and **Robert Mokhtarian, Individually, Robert Mokhtarian, Trustee for Edward Mokhtarian**, and **Robert Mokhtarian, Trustee for Edmund Mokhtarian** (collectively, "*Mokhtarian*"); **740 Sports Park, LLC**, a Texas limited liability company ("*740 SP*"); and **Clinton Cunningham** and **Dawn Cunningham** ("*Cunningham*", and collectively with Mokhtarian and 740 SP, the "*Owners*"). Subsequent to its creation, **Dripping Springs Municipal Utility District No. 1**, a proposed municipal utility district to be created pursuant to Article XVI, Section 59 of the Texas Constitution and Chapters 49 and 54 of the Texas Water Code as contemplated by this Agreement (the "*District*"), will become a party to this Agreement. The City, the Owners, and the District are sometimes referred to herein individually as a "*Party*" and collectively as the "*Parties*".

RECITALS

WHEREAS, the Owners own the approximately 112 acres of land more particularly described by metes and bounds on the attached **Exhibits A1, A2 and A3** (the "*Land*"); and

WHEREAS, the Land is currently located entirely within the extraterritorial jurisdiction of the City but is anticipated to be annexed into the corporate boundaries of the City prior to the creation of the District; and

WHEREAS, the Land is and its boundaries are depicted on the concept plan attached as **Exhibit B** (the "*Concept Plan*"); and

WHEREAS, Mokhtarian owns the portion of the Land described and/or depicted on **Exhibit A-1**, 740 SP owns the portion of the Land described and/or depicted on **Exhibit A-2**, and Cunningham owns the portion of the Land described and/or depicted on **Exhibit A-3**; and

WHEREAS, the Owners intend that the Land will be developed in phases as a master-planned, mixed-use community (the "*Project*"); and

WHEREAS, the Owners and the City desire to enter into this Agreement to encourage innovative and comprehensive master-planning of the Land, provide certainty of regulatory requirements throughout the term of this Agreement, and result in a high-quality development for the benefit of the present and future residents of the City and the Land; and

WHEREAS, the Owners have proposed to create the District over the Land pursuant to an application to be filed with and processed through the TCEQ (as defined in ARTICLE I below) and have presented the City with a petition requesting the City's consent to the creation of the District; and

WHEREAS, the purposes of the proposed District include designing, constructing, acquiring, installing, financing, and conveying to the applicable governmental authority or utility

provider the District Improvements (as defined in ARTICLE I below) to serve the area within its boundaries; and

WHEREAS, construction of the District Improvements will occur in phases (as determined by the District and the Developer(s) (as defined herein)) in accordance with this Agreement; the applicable ordinances of the City; Chapters 49 and 54, Texas Water Code, as amended; the rules and regulations of the TCEQ, as amended; and applicable state and federal regulations (collectively, the "*Applicable Regulations*"); and

WHEREAS, the City and the Owners intend that the Reimbursable Costs (as defined in ARTICLE I below) of the District Improvements will be paid from the net proceeds of bonds issued by the District (or surplus funds of the District) in accordance with this Agreement, the applicable rules and regulations of the TCEQ, as amended, and the applicable requirements of the Texas Attorney General's Office, as amended; and

WHEREAS, the District is authorized to enter into this Agreement pursuant to the provisions of Texas law, including but not limited to, Chapters 49 and 54 of the Texas Water Code, as amended; Chapter 791 of the Texas Government Code, as amended; and Section 552.014, Texas Local Government Code, as amended; and

WHEREAS, the City is a Type A general law municipality operating under the laws of the State of Texas pursuant to which the City has the authority to enter into and perform its obligations under this Agreement;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, including the agreements set forth below, the Parties contract as follows:

ARTICLE I.
DEFINITIONS

Section 1.01 **Definitions**. In addition to the terms defined elsewhere in this Agreement, the following terms and phrases used in this Agreement will have the meanings set out below:

Applicable Rules means the City's rules, ordinances, and regulations in effect as of the Effective Date of this Agreement, as amended by: (i) any amendments authorized by Chapter 245, Texas Local Government Code; (ii) any approvals, variances, waivers, and exceptions to such rules that are approved by the City; and (iii) any additional restrictions or regulations agreed to by the Developer in writing.

Bonds means bonds, notes, or other obligations or indebtedness issued or incurred by the District under the District's borrowing power.

City Administrator means the City Administrator of the City.

Commission or TCEQ means the Texas Commission on Environmental Quality or its successor agency.

County means Hays County, Texas.

Developer means any Owner, or any successor or permitted assign of an Owner, that notifies the City of its intent to develop all or any portion of the Land under Section 6.04 below.

District Improvements means the water, wastewater, and drainage utilities (including capacity or contract rights to capacity therein), Road Projects, and other public improvements, as authorized by applicable law, and whether on-site or off-site, to serve the area within the District boundaries.

Effective Date of this Agreement means the 19th day of October, 2021.

Reimbursable Costs means all costs of the District Improvements (including land and easements costs) that are eligible for reimbursement from the net proceeds of Bonds issued by the District in accordance with this Agreement and, as applicable, the rules and regulations of the TCEQ, as amended.

Road Projects means any road projects or improvements in aid of such road projects that the District is authorized to undertake pursuant to Article III, Section 52 and Article XVI, Section 59 of the Texas Constitution, as amended, and Chapters 49 and 54 of the Texas Water Code, as amended, or otherwise pursuant to any authority granted to the District by special act of the Texas Legislature.

ARTICLE II.
CREATION OF THE DISTRICT AND RELATED MATTERS

Section 2.01 **Consent to Creation of District**. The City acknowledges receipt of the Owners' request, in accordance with Section 54.016 of the Texas Water Code and Section 42.042 of the Texas Local Government Code, for creation of the District over the Land. On the Effective Date of this Agreement, the City has approved the resolution attached as **Exhibit C** consenting to the inclusion of the Land within the District (the "*Consent Resolution*"). The City agrees that the Consent Resolution will constitute and evidence the City's consent to the creation of the District within the City's corporate limits in accordance with Section 54.016 of the Texas Water Code and Section 42.042 of the Texas Local Government Code, and that no further consent will be required on the part of the City to evidence the City's consent to the creation of the District.

Section 2.02 **District Execution of Agreement**.

(a) The Owners shall cause the District to approve, execute, and deliver to the City this Agreement within 30 days after the date that the District's Board of Directors holds its organizational meeting. If the District fails to do so within such 30-day period, then (after notice and opportunity to cure) the City may terminate this Agreement and may repeal the Consent Resolution.

(b) If the District fails to approve, execute, and deliver to the City this Agreement as required by subsection (a) above, and if the City does not terminate this Agreement under

subsection (a), such failure shall operate to prohibit the District from taking any actions to issue Bonds until the failure has been cured. The City shall have the right to enjoin the issuance of Bonds during any period in which such a material breach exists.

(c) If the District fails to approve, execute, and deliver to the City this Agreement as required by subsection (a) above, and if the City has not terminated this Agreement under subsection (a), such failure shall operate to prohibit the Owners or any Developer from entering into any reimbursement agreements with the District until the failure has been cured. The City shall have the right to enjoin the execution of such reimbursement agreements during any period in which such a material breach exists.

Section 2.03 **Intent of Parties Related to Allocation Agreement.** Under Section 54.016(f) of the Texas Water Code, the City, as a City providing written consent for inclusion of land in a district, may provide for a contract designated as an "allocation agreement", to be entered into between the City and the District. The Parties acknowledge that the provision for an "allocation agreement" under Section 54.016(f) of the Texas Water Code is at the City's discretion. The City confirms that it is intentionally not providing for an allocation agreement. The Parties agree that this Agreement does not constitute and will not be deemed to constitute an allocation agreement within the meaning of Section 54.016(f) of the Texas Water Code because the District will be located in the corporate limits of the City upon creation.

Section 2.04 **Dissolution.** The City may dissolve the District at any time after the District has issued Bonds to finance all Reimbursable Costs paid or incurred to construct the District Improvements that are required to serve full development of the Land. Upon dissolution of the District, the City will assume the indebtedness and legal obligations of the District to the extent required by law.

ARTICLE III.
AUTHORITY OF THE DISTRICTTO ISSUE BONDS

Section 3.01 **Authority to Issue Bonds.** The District agrees that the maximum aggregate amount of bonds issued by the District shall not exceed $38,675,000 without the approval of the City. The District may issue Bonds and reimburse any Developer for all purposes and expenditures authorized by applicable law, including:

(a) The purchase, construction, acquisition, repair, extension, and improvement of land, easements, works, improvements, facilities, plants, equipment, and appliances (including capacity or contract rights to capacity in any of the foregoing) necessary to:

(1) Provide a water supply for municipal uses, domestic uses, and commercial purposes;

(2) Collect, transport, process, dispose of, and control all domestic, industrial, or communal wastes whether in fluid, solid, or composite state (other than solid waste, as defined in the Applicable Rules);

(3) Gather, conduct, divert, and control local storm water or other local harmful excesses of water;

(4) Design, acquire, construct, and finance Road Projects; and

(5) Develop and maintain park and recreational facilities, to the extent permitted by applicable law; and

(b) Refunding any outstanding Bonds, provided such refunding Bonds satisfy the terms and conditions of this Agreement;

(c) Paying organizational, administrative, and operating costs during creation and construction periods and interest thereon, subject to the applicable limitations of Section 49.155 of the Texas Water Code; and

(d) Paying other expenses authorized by Section 49.155 of the Texas Water Code.

Section 3.02 City Submittals; Objections.

(a) The District agrees to give written notice to the City of its intention to issue Bonds as follows:

(1) If the District intends to issue Bonds that require TCEQ approval, the District will provide notice of same to the City Administrator and City Attorney concurrently with the District's submittal of each application to the TCEQ for approval of issuance of Bonds (a "*Notice of Intent to Issue Bonds*"), which Notice of Intent to Issue Bonds will include the following:

(A) The principal amount of Bonds expected to be issued;

(B) The Summary of Costs of the Bond Issue including both Construction and Non Construction Costs;

(C) The projected Schedule of Events related to the issuance of the Bonds;

(D) The proposed District debt service rate and total District tax rate after issuance of the Bonds; and

(E) A Letter from the District's Financial Advisor stating that the Bonds are being issued in compliance of the TCEQ rules in place at the time the Bonds are expected to be issued.

(2) If the District intends to issue Bonds that do not require TCEQ approval (*e.g.*, Bonds for Road Projects or refunding Bonds), the District will provide notice of same to the City Administrator and City Attorney at least 30 days prior to pricing of the Bonds.

(b) The City may object to a Bond application or to the issuance of a series of Bonds for the reason that a Developer or the District is in default of any provision of this Agreement, including the terms and conditions in Section 3.03. If the City objects to a Bond application or issuance due to such a default (a "*City Objection*"), the City shall have a period of 30 days after

receiving the notice required by Sections 3.02(a)(1) or 3.02(a)(2), as applicable, within which to notify the District of the City Objection. If the City timely objects to a Bond application or issuance due to such a default, the Bond application and issuance will be delayed until such time as the default is cured. If the City fails to object to a Bond application or issuance within such periods specified herein, the City shall be deemed to have waived all objections. If the City objects to a Bond application or issuance, such City Objection must: (i) be in writing; (ii) be given to the District; (iii) be signed by the City Administrator or the City Administrator's designee; and (iv) specifically identify the applicable provision of this Agreement as to which the District or the Developer is in default. If a City Objection is timely given to the District with respect to a specific Bond application or issuance of Bonds, the City and the District will cooperate to resolve the City Objection within a reasonable time, and the Bond application or issuance of Bonds to which the City Objection applies will be delayed until the City Objection has been cured or waived by written agreement.

(c) Within 30 days after the closing date of a series of Bonds, the District shall deliver to the City Administrator a copy of the final official statement for such series of Bonds and a copy of any report on reimbursable costs required by the rules of the TCEQ.

Section 3.03 Terms and Conditions of Bonds. Bonds, including refunding Bonds, issued by the District shall, unless otherwise agreed to by the City, comply with the following requirements:

(a) No individual series of Bonds will be issued with a term which exceeds 25 years from the closing date of such series of Bonds;

(b) The Bonds (other than refunding Bonds and Bonds sold to a federal or state agency) shall only be sold after the taking of public bids therefor (unless current law changes to permit otherwise), and no Bonds shall be sold for less than 97% of par, provided that the net effective interest rate on Bonds so sold, taking into account any discount or premium as well as the interest rate borne by such Bonds, shall not exceed 2% above the highest average interest rate reported by the Daily Bond Buyer in its weekly "20 Bond Index" during the 30-day period next preceding the date notice of the sale of the Bonds is given (or, if the Daily Bond Buyer ceases to exist, a comparable publication reporting average bond interest rates);

(c) The District shall reserve the right to redeem its Bonds not later than the tenth anniversary of the closing date of such Bonds, without premium;

(d) No variable rate Bonds shall be issued by the District;

(e) Any refunding Bonds must provide for a minimum of 3% present value savings and, further, must provide that the latest maturity of the refunding Bonds may not extend beyond the latest maturity of the refunded Bonds; and

(f) Capitalized interest shall not exceed three years interest.

Section 3.04 Other Funds. The District may obtain and use funds and assets from any available, lawful source to provide for the acquisition, ownership, maintenance, and operation of the District Improvements or its other facilities, as well as to accomplish any purpose

or to exercise any function, act, power, or right authorized by law. Such funds and assets may include revenues from any of the systems, facilities, properties, and assets of the District not otherwise committed for the payment of indebtedness of the District; maintenance taxes; loans, gifts, grants, and donations from public or private sources and revenues from any other source lawfully available to the District.

ARTICLE IV.
WATER AND WASTEWATER SERVICE; OTHER UTILITIES

Section 4.01 **Retail Water Service**. The Land is located within the certificated water service area ("*CCN*") of Dripping Springs Water Supply Corporation ("*DSWSC*") and will receive retail water service from DSWSC or the successor holder of the DSWSC CCN pursuant to a separate agreement with DSWSC.

Section 4.02 **Retail Wastewater Service**. Retail wastewater collection and treatment services will be provided by the City, the specific terms of which will be governed by separate agreement (the "*Wastewater Agreement*"). The wastewater collection systems within the District shall be owned by the City. Subject to specific terms to be determined by the Wastewater Agreement, which could include interim alternatives, the City agrees and commits to provide wastewater service sufficient for the full build-out of the District at flow rates sufficient to meet the minimum requirements of all Applicable Regulations, and agrees to provide written confirmation of the availability of service upon the District's request if required in connection with any District Bond sale.

Section 4.03 **Other Utilities**. The City will provide solid waste and recycling services within the District for the same rates, in the same manner, on the same terms and conditions, and subject to the same regulations and ordinances, as amended, that the City provides solid waste and recycling services to other customers inside its corporate limits. The District will have no liability for charges for such services except for charges for services provided to the District, if any. The Developer will have the right to select the providers of cable television, gas, telephone, telecommunications, and all other utilities and services, or to provide "bundled" utilities within the Land.

ARTICLE V.
DESIGN, FINANCING, CONSTRUCTION, CONVEYANCE, OWNERSHIP, OPERATION, AND MAINTENANCE OF DISTRICT IMPROVEMENTS

Section 5.01 **Design, Financing, and Construction**. Unless otherwise specifically provided in this Agreement, the Developer will design, finance, construct, and convey to the City (or, in the case of water improvements, convey to DSWSC) on behalf of the District all District Improvements at no cost to the City. Construction of all District Improvements will be bid in accordance with the requirements applicable to the District under the rules of the TCEQ and Chapters 49 and 54 of the Texas Water Code. All District Improvements will be designed and constructed in accordance with the Applicable Rules and the regulations of any other governmental entities with jurisdiction and pursuant to plans and specifications approved by the City. Neither the Developer nor the District will be required to pay for or construct any improvements to the City's existing utility systems or other off-site improvements required to serve the Land, except as

provided for herein with respect to the District Improvements or by separate agreement. Further, unless the Developer's service requirements for the Land change or the Parties otherwise agree in writing, the City will not require that any Developer or the District oversize, finance, or construct any utility or road improvements to serve property other than the Land.

Section 5.02 **Conveyance, Ownership, Operation, and Maintenance.** Upon completion of construction of each phase of the District Improvements, subject to the Developer's right, if any, to reimbursement from the District for the cost of those District Improvements in accordance with applicable law: (a) the Developer will promptly convey the water utility components of the District Improvements to DSWSC for operation and maintenance in accordance with the rules and regulations of DSWSC; (b) the City will accept the remainder of the District Improvements (the "*City Operated District Improvements*") for operation and maintenance in accordance with the Applicable Rules; and (c) the Developer will promptly convey the City Operated District Improvements to the City, subject to (i) the City's obligation to provide service to the District as provided in this Agreement, and (ii) a reservation of all capacity in the City Operated District Improvements for the benefit of the District. The Developer will also assign to the City all easements, contract rights, warranties, guarantees, assurances of performance, and bonds related to the City Operated District Improvements that are conveyed to the City. The City agrees that its acceptance of the City Operated District Improvements and the related assignments will not be unreasonably withheld, conditioned, or delayed. Upon any such conveyance and acceptance, the City agrees to operate and maintain such City Operated District Improvements in good condition and working order and to provide service to the District in accordance with this Agreement. Conveyance will not affect the Developer's right to reimbursement from the District for the cost of any District Improvements. Nothing herein will prevent the City from using City Operated District Improvements to serve customers outside of the District provided that there is sufficient capacity reserved to serve the residents and property owners within the District as and when required by development within the Land.

ARTICLE VI.
DEVELOPMENT MATTERS

Section 6.01 **Development Matters.**

(a) The City hereby confirms its approval of up to 531 residential units together with governmental, retail, and office uses within the Land. The Developer shall apply for zoning related to this approval. The Project shall comply with all Applicable Rules unless otherwise modified by this Agreement or future approvals.

Section 6.02 **Land Uses, Density, and Open Space.**

(a) The Land uses will be limited to townhomes, residential lots, and retail, office, governmental/utility/institutional, and park uses as reflected on the Concept Plan and comply with the Applicable Rules related to the approved zoning classification for the Land. The residential units will be townhomes or detached residential lots as defined by the Applicable Rules and the approved zoning classification for the Land.

(1) Detached single family residential units shall consist of 100% masonry on all elevations. Native stone, brick masonry, stucco, and cementitious siding shall be deemed appropriate materials to satisfy the masonry requirement.

(2) The front elevation of all detached single family residential homes shall contain wall plane articulation in compliance with the following. No elevation shall be single wall plane across the entire width of the front elevation. Each front elevation shall contain a minimum of two of the following elements, to be identified on the architectural plans submitted for building permit:

a. A minimum of two wall planes on the front elevation, offset a minimum of 18 inches;

b. Covered front porches or patio with a minimum size of 60 square feet;

c. A side-entry or swing-in garage entry (for garage doors that do not face the front street);

d. A garage door recessed from the primary front facade a minimum of four feet (for garage doors that face the street);

e. Enhanced garage door materials (wood, ornamental metal, decorative door, window inserts and hardware, painted or stained to match house);

f. Shed roof or trellis (at least 18" deep) above garage door for additional architectural detail;

g. A combination of at least two roof types (e.g. hip and gable) or two different roof planes of varying height and/or direction;

h. Two or more masonry finishes to compliment the architectural style of the home; and

i. The addition of one or more dormers on the front elevation to compliment the architectural style of the home.

(3) Although the requirements of subsections (1) and (2) above technically apply only to detached single family residential units, substantively similar requirements, modified as appropriate based on product type, will apply to townhomes.

(4) The Land may include multiple phases for platting purposes.

(b) The overall density of the development of the Land will be a maximum of 4.7 dwelling units per acre, composed of 351 single family townhome units and 180 single family lots, as shown on the Concept Plan.

(1) Each of the townhome rows will be restricted to no more than six attached units per building/slab.

(2) The single family lots shall have a minimum lot area of 6,000 square feet with the width at the street frontage of 50 feet.

(3) The retail/GUI areas will be limited to no more than a total of 6.4 acres, which may be altered upon receipt of written administrative approval from the City Administrator.

(c) The areas designated on the Concept Plan as Open Space are composed of detention/water quality areas, stream setbacks, slopes and landscape buffers containing 23.9 acres, all as shown on the Concept Plan. In addition, the Project will have pocket parks, trails, and a potential town green dedicated to the City. This Open Space with the listed amenities shall fulfill and satisfy all parkland dedication requirements of the Land to the City, including, but not limited to, the requirements of Article 28.03 (Parkland Dedication) and Sections 19.1 and 19.4 (Subdivisions) of the Applicable Rules. However, the Park Development Fees in Section 28.03.010 of the Applicable Rules shall be paid at time of Final Plat. The Developer shall submit a Master Parks and Open Space Plan that complies with this Agreement at time of Final Platting.

(d) The Project shall comply with the adopted City-wide Trail Plan in effect as of the Effective Date of this Agreement.

Section 6.03 **Easement Dedications**. In consideration for the City's consent to the creation of the District, the Owners (as to their respective tracts) agree to dedicate and convey to the City, at no cost to the City, the collector road and wastewater easements depicted on **Exhibit D**. The Owners reserve the right to seek reimbursement for such dedications from the District in accordance with this Agreement and applicable law.

Section 6.04 **Phased Development**. Because it is anticipated that the Land will be developed in phases, portions of the Land not under active development may remain in use as agricultural lands or as open space land.

Section 6.05 **"Developer" Status**. If and as an Owner, or any successor or permitted assignee of an Owner, initiates development of all or any portion of the Land, such Owner, or the applicable successor or permitted assignee of the Owner, will notify the City in writing of such election (which notice must also describe the portion of the Land to be developed), at which time the Owner, or the applicable successor or permitted assignee of the Owner, will become (and will be deemed to have assumed the obligations of) a "Developer" under this Agreement as to the portion of the Land described in the notice.

Section 6.06 **Uniform and Continued Development; Vesting**. The Parties intend that this Agreement authorize certain land uses and development on the Land; provide for the uniform review and approval of plats and development plans for the Land; provide exceptions to certain ordinances; and provide other terms and consideration. Accordingly, the Land will be developed and the infrastructure required for the Land will be designed and constructed in accordance with the Applicable Rules, the Concept Plan, and this Agreement. Subject to the terms and conditions of this Agreement, the City confirms and agrees that the Owners and any Developer

hereunder have vested authority to develop the Land in accordance with the Applicable Rules. Ordinances, rules, or regulations, or changes or modifications to the City's ordinances, rules, and regulations, adopted after the Effective Date of this Agreement will only be applicable to the extent permitted by Chapter 245 of the Texas Local Government Code. If there is any conflict between the Applicable Rules and the terms of this Agreement, the terms of this Agreement will control. The City further agrees that it will not, during the term of this Agreement, impose or attempt to impose: (a) any moratorium on building or development within the Land; or (b) any land use or development regulation that limits the rate or timing of land use approvals, whether affecting preliminary plats, final plats or other necessary approvals, within the Land. The preceding sentence does not apply to temporary moratoriums uniformly imposed throughout the City due to an emergency constituting imminent threat to the public health or safety, however, any such a moratorium may continue only during the duration of the emergency.

Section 6.07 **Term of Approvals**. The Concept Plan, and any preliminary subdivision plat or final subdivision plat that is consistent with the Concept Plan, the Applicable Rules, and State law, will be effective for the term of this Agreement.

Section 6.08 **Director Lots**. The conveyance, from time to time, by metes and bounds or otherwise of any portion of the Land to any person for the purpose of qualifying such person to be a member of the Board of Directors of the District will not be considered a subdivision of land requiring a plat or otherwise requiring the approval of the City.

Section 6.09 **Manufactured Home for District Elections**. One (1) HUD-certified manufactured home may be located within the Land solely for the purpose of providing qualified voters within the District for the District's confirmation, director, maintenance tax, and bond elections. The manufactured home permitted by this Agreement will comply with all City regulations and will be removed within sixty (60) days from the date of last election needed for the purposes of this Agreement.

Section 6.10 **Impact Fees**. Any impact fees payable to the City with respect to the Land will be paid by or on behalf of the Developer to the City in accordance with the Applicable Rules; and, in consideration of the payment of impact fees to the City, the Developer will acquire, on behalf of the District, the guaranteed right to receive service from the City's systems, as applicable, for the living unit equivalents of service for which impact fees have been paid. Any impact fees payable to DSWSC with respect to the Land will be paid by or on behalf of the Developer to DSWSC in accordance with DSWSC's rules.

Section 6.11 **Building Code**. All buildings shall be constructed in accordance with the building or construction codes in the Applicable Rules. Fees for all building permits or building inspections by the City or the City's designee under this section shall be paid by builders. Building permit and building inspection fees are not included among the fees specifically listed in this Agreement. The City will provide inspections in a prompt and timely manner.

Section 6.12 **Lighting.** All illumination for street lighting, signage, security, exterior, landscaping, and decorative facilities for the Project shall comply with Article 24.06 of the Applicable Rules.

Section 6.13 **Tree Preservation**. Article 28.06, Landscaping and Tree Preservation, of the Applicable Rules shall apply to the Land.

ARTICLE VII.
MISCELLANEOUS PROVISIONS

Section 7.01 **Authority**. This Agreement is entered into, in part, under the statutory authority of Section 552.014, Texas Local Government Code, which authorizes the City to enter into a written contract with a water district created under Article XVI, Section 59 of the Texas Constitution under which the district will acquire for the benefit of and convey to the City one or more projects. The City certifies, represents, and warrants that the execution of this Agreement has been duly authorized and adopted in conformity with applicable law and City ordinances. Each Owner hereby certifies, represents, and warrants that the execution of this Agreement has been duly authorized and adopted in conformity with the constituent documents of each person or entity executing on behalf of such Owner.

Section 7.02 **Term**. The term of this Agreement shall commence on the Effective Date and (unless terminated pursuant to the terms hereof) shall continue until the District is dissolved in accordance with Section 2.04 above.

Section 7.03 **Termination and Amendment by Agreement**. This Agreement may be terminated or amended as to all of the Land at any time by mutual written consent of the City, the Owners, and, following creation of the District, the District; may be terminated or amended only as to a portion of the Land at any time by the mutual written consent of the City, the Owner of the portion of the Land affected by the amendment or termination and, following creation of the District, the District; and, after full-build out of the Land, may be terminated or amended at any time by the mutual written consent of the City and the District.

Section 7.04 **Remedies**.

(a) If the City defaults under this Agreement, the Owners or the District may give notice setting forth the event of default ("*Notice*") to the City. If the City fails to cure any default that can be cured by the payment of money ("*Monetary Default*") within 45 days from the date the City receives the Notice, or fails to commence the cure of any default specified in the Notice that is not a Monetary Default within 45 days of the date of the Notice, and thereafter to diligently pursue such cure to completion, the Owners or the District may enforce this Agreement by a writ of mandamus from a Hays County District Court or terminate this Agreement; however, any such remedy will not revoke the City's consent to the creation of the District.

(b) If an Owner defaults under this Agreement, the City or the District may give Notice to the Owner. If the Owner fails to cure any Monetary Default within 45 days from the date it receives the Notice, or fails to commence the cure of any default specified in the Notice that is not a Monetary Default within 45 days of the date of the Notice, and thereafter to diligently pursue such cure to completion, the City or the District may enforce this Agreement by injunctive relief from a Hays County District Court or terminate this Agreement as to the portion of the Land owned by such Owner; however, except as permitted by Section 2.02(a), any such remedy will not revoke the City's consent to the creation of the District.

(c) If the District defaults under this Agreement, the City or the Owners may give Notice to the District. If the District fails to cure any Monetary Default within 45 days from the date it receives the Notice, or fails to commence the cure of any default specified in the Notice that is not a Monetary Default within 45 days of the date of the Notice, and thereafter to diligently pursue such cure to completion, the City or the Owners may enforce this Agreement by a writ of mandamus from a Hays County District Court or terminate this Agreement; however, any such remedy will not revoke the City's consent to the creation of the District.

(d) If any Party defaults, the prevailing Party in the dispute will be entitled to recover its reasonable attorney's fees, expenses, and court costs from the non-prevailing Party.

Section 7.05 Assignment.

(a) This Agreement, and the rights of the Owners hereunder, may be assigned by the Owners, with the City's consent, as to all or any portion of the Land. Any assignment will be in writing, specifically set forth the assigned rights and obligations, be executed by the proposed assignee, and be delivered to the City. The City's consent to any proposed assignment will not be unreasonably withheld or delayed. The City hereby expressly consents to and approves the assignment of this Agreement to Dripping Springs Partners, Limited Liability Company and agrees that no further consent to such an assignment will be necessary; however, a copy of such assignment must be delivered to the City.

(b) If an Owner assigns its rights and obligations hereunder as to a portion of the Land, then the rights and obligations of any assignee and the Owner will be severable, and the Owner will not be liable for the nonperformance of the assignee and vice versa. In the case of nonperformance by one Owner or Developer, the City may pursue all remedies against that nonperforming Owner or Developer, but will not impede development activities of any performing Owner(s) or Developer(s) as a result of that nonperformance.

(c) This Agreement is not intended to be binding upon, or create any encumbrance to title as to, any ultimate consumer who purchases a fully developed and improved lot within the Land.

Section 7.06 Cooperation.

(a) The Parties each agree to execute such further documents or instruments as may be necessary to evidence their agreements hereunder.

(b) The City agrees to cooperate with the Developer(s) in connection with any waivers or approvals that the Developer(s) may desire from Hays County in order to avoid the duplication of facilities or services in connection with the development of the Land.

(c) In the event of any third-party lawsuit or other claim relating to the validity of this Agreement or any actions taken hereunder, the Parties agree to cooperate in the defense of such suit or claim, and to use their respective best efforts to resolve the suit or claim without diminution in their respective rights and obligations under this Agreement.

(d) Whenever the term "approve" or "approval" is used in this Agreement, the party whose approval is required will not unreasonably withhold or delay it. Where approval is necessary, the party seeking approval may request approval in writing. If the party whose approval is requested fails to either approve the submittal or provide written comments specifically identifying the required changes within 60 working days, the submittal, as submitted by the requesting party, will be deemed to have been approved by the party whose approval is requested.

Section 7.07 **Notice**. Any notice given under this Agreement must be in writing and may be given: (a) by depositing it in the United States mail, certified, with return receipt requested, addressed to the Party to be notified and with all charges prepaid; or (b) by depositing it with Federal Express or another service guaranteeing "next day delivery", addressed to the Party to be notified and with all charges prepaid; or (c) by personally delivering it to the Party, or any agent of the Party listed in this Agreement. Notice by United States mail will be effective on the earlier of the date of receipt or three days after the date of mailing. Notice given in any other manner will be effective only when received. For purposed of notice, the addresses of the Parties will, until changed as provided below, be as follows:

CITY:	City of Dripping Springs Attn: City Administrator P.O. Box 384 Dripping Springs, Texas 78620
With Required Copy to:	City Attorney P.O. Box 384 Dripping Springs, Texas 78620
OWNERS:	Robert Mokhtarian, Individually and as Trustee for Edward Mokhtarian and Edmund Mokhtarian c/o Gregg Bell 100 Congress Avenue, Suite 200 Austin, Texas 78701
	740 Sports Park, LLC Attn: David Denbow 2780 West Hwy 290, Bldg. A Dripping Springs, Texas 78620
	Clinton and Dawn Cunningham 840 Sports Park Road Dripping Springs, Texas 78620

DISTRICT: John W. Bartram
Armbrust & Brown, PLLC
100 Congress Avenue, Suite 1300
Austin, Texas 78701

The Parties may change their respective addresses to any other address within the United States of America by giving at least five days' written notice to the other party. The Owners may, by giving at least five days' written notice to the City, designate additional Parties to receive copies of notices under this Agreement.

Section 7.08 **Severability**. If any provision of this Agreement is illegal, invalid, or unenforceable, under present or future laws, it is the intention of the parties that the remainder of this Agreement not be affected, and, in lieu of each illegal, invalid, or unenforceable provision, that a provision be added to this Agreement which is legal, valid, and enforceable and is as similar in terms to the illegal, invalid, or enforceable provision as is possible.

Section 7.09 **Waiver**. Any failure by a Party to insist upon strict performance by the other party of any material provision of this Agreement will not be deemed a waiver thereof or of any other provision, and such Party may at any time thereafter insist upon strict performance of any and all of the provisions of this Agreement.

Section 7.10 **Applicable Law and Venue**. The interpretation, performance, enforcement, and validity of this Agreement is governed by the laws of the State of Texas. Venue will be in a court of appropriate jurisdiction in Hays County, Texas.

Section 7.11 **Entire Agreement**. This Agreement contains the entire agreement of the Parties. There are no other agreements or promises, oral or written, between the Parties regarding the subject matter of this Agreement. This Agreement supersedes all other agreements between the Parties concerning the subject matter.

Section 7.12 **Exhibits, Headings, Construction, and Counterparts**. All schedules and exhibits referred to in or attached to this Agreement are incorporated into and made a part of this Agreement for all purposes. The paragraph headings contained in this Agreement are for convenience only and do not enlarge or limit the scope or meaning of the paragraphs. Wherever appropriate, words of the masculine gender may include the feminine or neuter, and the singular may include the plural, and vice-versa. The Parties acknowledge that each of them has been actively and equally involved in the negotiation of this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting party will not be employed in interpreting this Agreement or any exhibits hereto. This Agreement may be executed in any number of counterparts, each of which will be deemed to be an original, and all of which will together constitute the same instrument. This Agreement will become effective (as of the Effective Date of this Agreement) only when one or more counterparts, individually or taken together, bear the signatures of all of the Parties.

Section 7.13 **Time**. Time is of the essence of this Agreement. In computing the number of days for purposes of this Agreement, all days will be counted, including Saturdays, Sundays, and legal holidays; however, if the final day of any time period falls on a Saturday,

Sunday, or legal holiday, then the final day will be deemed to be the next day that is not a Saturday, Sunday, or legal holiday.

Section 7.14 **Force Majeure**. If, by reason of force majeure, any Party is rendered unable, in whole or in part, to carry out its obligations under this Agreement, the Party whose performance is so affected must give notice and the full particulars of such force majeure to the other Parties within a reasonable time after the occurrence of the event or cause relied upon, and the obligation of the Party giving such notice, will, to the extent it is affected by such force majeure, be suspended during the continuance of the inability but for no longer period. The Party claiming force majeure must endeavor to remove or overcome such inability with all reasonable dispatch. The term "*force majeure*" means Acts of God, strikes, lockouts, or other industrial disturbances, acts of the public enemy, orders of any kind of the government of the United States or the State of Texas, or of any court or agency of competent jurisdiction or any civil or military authority, insurrection, riots, epidemics, landslides, lightning, earthquake, fires, hurricanes, storms, floods, washouts, droughts, arrests, restraints of government and people, civil disturbances, vandalism, explosions, breakage or accidents to machinery, pipelines or canals, or inability on the part of a Party to perform due to any other causes not reasonably within the control of the Party claiming such inability.

Section 7.15 **Interpretation**. As used in this Agreement, the term "including" means "including without limitation" and the term "days" means calendar days, not business days. Wherever required by the context, the singular shall include the plural, and the plural shall include the singular. Each defined term herein may be used in its singular or plural form whether or not so defined.

Section 7.16 **No Third-Party Beneficiary**. This Agreement is solely for the benefit of the Parties, and neither the City, the District, nor the Owners intend by any provision of this Agreement to create any rights in any third-party beneficiaries or to confer any benefit upon or enforceable rights under this Agreement or otherwise upon anyone other than the City, the District, and the Owners (and any permitted assignee of the Owners).

Section 7.17 **Exhibits**. The following exhibits are attached to this Agreement, and made a part hereof for all purposes:

Exhibit A-1	Legal Description of Land for Mokhtarian
Exhibit A-2	Legal Description of Land for 740 SP
Exhibit A-3	Legal Description of Land for Cunningham
Exhibit B	Concept Plan
Exhibit C	City Consent Resolution
Exhibit D	Easement Dedications

* * *

IN WITNESS WHEREOF, the undersigned Parties have executed this Agreement on the dates indicated below to be effective as of the Effective Date of this Agreement.

(Signatures on the following pages.)

COUNTERPART SIGNATURE PAGE TO

CONSENT AND DEVELOPMENT AGREEMENT

CITY:

CITY OF DRIPPING SPRINGS

By: Bill Foulds Jr.
Bill Foulds, Jr., Mayor

Date: 11/22/2021

THE STATE OF TEXAS §
§
COUNTY OF HAYS §

This instrument was acknowledged before me on November 22, 2021, by Bill Foulds, Jr., Mayor of the City of Dripping Springs, a Texas Type A general law municipality on behalf of said municipality.

Andrea Cunningham
Notary Public Signature

(Seal)

ANDREA CUNNINGHAM
My Notary ID # 131603237
Expires June 13, 2022

COUNTERPART SIGNATURE PAGE TO
CONSENT AND DEVELOPMENT AGREEMENT

OWNERS:

Robert Mokhtarian, Individually

Robert Mokhtarian, Trustee
Edward Mokhtarian Trust

Robert Mokhtarian, Trustee
Edmund Mokhtarian Trust

THE STATE OF California §
§
COUNTY OF Los Angeles §

This instrument was acknowledged before me on the 20th day of December, 2021, by Robert Mokhtarian, individually.

See attached CA Acknowledgment
12-20-2021 A.V.

(SEAL)

Notary Public Signature

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 12-20-2021 (Date) before me, A. Valadez, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Robert Mokhtarian (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

A. VALADEZ
Notary Public - California
Los Angeles County
Commission # 2334171
My Comm. Expires Sep 23, 2024

Signature A. Valadez (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: 12-20-2021

Number of Pages: 51 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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COUNTERPART SIGNATURE PAGE TO

CONSENT AND DEVELOPMENT AGREEMENT

OWNERS *(continued)*:

740 SPORTS PARK, LLC, a Texas limited liability company

By: _____
David Denbow, President

THE STATE OF TEXAS §
§
COUNTY OF Hays §

This instrument was acknowledged before me on the 8 day of Dec, 2021, by David Denbow, President of 740 Sports Park, LLC, a Texas limited liability company, on behalf of said limited liability company.

(SEAL)

_____
Notary Public Signature

REAGAN T. SHEPPERD
Notary Public, State of Texas
Comm. Expires 11-16-2024
Notary ID 129205732

COUNTERPART SIGNATURE PAGE TO

CONSENT AND DEVELOPMENT AGREEMENT

OWNERS *(continued)*:

Clinton Cunningham

Dawn Cunningham

THE STATE OF Texas §
§
COUNTY OF Hays §

This instrument was acknowledged before me on the 15th day of December, 2021, by Clinton Cunningham, individually.

(SEAL)

KAREN RAY
My Notary ID # 124526790
Expires May 13, 2023

Notary Public Signature

THE STATE OF Texas §
§
COUNTY OF Hays §

This instrument was acknowledged before me on the 15th day of December, 2021, by Dawn Cunningham, individually.

(SEAL)

KAREN RAY
My Notary ID # 124526790
Expires May 13, 2023

Notary Public Signature

COUNTERPART SIGNATURE PAGE TO

CONSENT AND DEVELOPMENT AGREEMENT

DISTRICT:

DRIPPING SPRINGS MUNICIPAL UTILITY DISTRICT NO. 1

By: _____
Shawn Connolly, President
Board of Directors

THE STATE OF TEXAS §
§
COUNTY OF HAYS §

This instrument was acknowledged before me on August 17, 2022, by Shawn Connolly, President of the Board of Directors of Dripping Springs Municipal Utility District No. 1, a political subdivision of the State of Texas, on behalf of said District.

(SEAL)

BETH D'ARCY
Notary Public, State of Texas
Notary ID# 13286048-4
My Commission Expires
JANUARY 11, 2025

_____
Notary Public Signature

Description of the Land

EXHIBIT A-1

Legal Description of Mokhtarian Land (Two Tracts)

Mokhtarian Tract 1:

FIELD NOTES DESCRIBING A 79.0723 ACRE TRACT OF LAND OUT OF THE P.A. SMITH LEAGUE SURVEY, THE C.H. MALOTT SURVEY AND THE BENJAMIN F. MIMS SURVEY NO. 8 IN HAYS COUNTY, TEXAS, SAID 79.0723 ACRE TRACT OF LAND BEING OUT OF AND A PORTION OF THAT CERTAIN 85.2757 ACRE TRACT OF LAND CONVEYED TO MAIN PASS PARTNERS, LTD. BY DEED RECORDED IN VOLUME 785, PAGE 605 OF THE HAYS COUNTY, TEXAS DEED RECORDS, SAID 79.0723 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING at an iron pin found at the Northeast corner of that certain 40.00 acre tract of land conveyed to Dripping Springs Independent School District by Deed Recorded in Volume 646, Page 731 of the Hays County, Texas Deed Records, said point being situated at the most Northerly Northwest corner of said 85.2757 acre tract.

THENCE, along the fenced North boundary line of said 85.2757 acre tract, same being the South boundary line of that certain tract of land conveyed to Robert F. Shelton by deed recorded in Volume 143, Page 16 of the Hays County, Texas Deed Records, the following three (3) courses:

1. S 89°27'58" E for 465.05 feet to an iron pin found.
2. S 89°29'16" E for 2496.82 feet to a 60-D nail found.
3. N 79°12'52" E for 480.33 feet to an iron pin found on the West boundary line of that certain 423.54 acre tract of land conveyed to B.T. Cowden by deed recorded in Volume 827, Page 81 of the Hays County, Texas Deed Records, same being the Northeast corner of the herein described tract.

THENCE, along the fenced West boundary line of said 423.54 acre tract, S 0° 20'06" W for 1362.07 feet to an iron pin found at the Northeast corner of that certain 82.02 acre tract of land conveyed to Lidia Crabb, Trustee, by deed recorded in Volume 367, Page 294 of the Hays County, Texas Deed Records, same being the Southeast corner of the herein described tract.

THENCE, along the fenced North boundary line of said 82.02 acre tract, N 89°45'13" W for 1821.90 feet to an iron pin found at the Southeast corner of that certain 10.00 acre tract of land conveyed to Gary and Fiola Doucet by deed recorded in Volume 795, Page 782 of the Hays County, Texas Deed Records.

THENCE, along the East boundary line of said 10.00 acre tract, N 2°49'06" E for 691.47 feet to an iron pin found on the South boundary line of a proposed sixty (60) foot wide street.

THENCE, along the South boundary line of said proposed sixty foot wide street the following five (5) courses:

1. N 87°10'54" W for 238.19 feet to an iron pin found.

2. An arc distance of 182.90 feet along a curve to the left whose elements are: I = 15°12'13", R = 689.28', T = 91.99', and whose chord bears S 85°13'00" W for 182.37 feet to an iron pin found.

3. S 77°36'53" W for 1026.64 feet to an iron pin found.

4. An arc distance of 120.16 feet along a curve to the right whose total elements are: I = 12°02'49", R = 1007.77', T = 106.33', and whose subchord bears S 81°01'50" W for 120.09 feet to an iron pin found.

5. An arc distance of 91.72 feet along a curve to the right whose elements are: I = 5°12'53", R = 1007.77', T = 45.89' and whose chord bears S 87°03'15" W for 91.69 feet to an iron pin found.

THENCE, along the East boundary line of said 40.00 acre Dripping Springs Independent School District Tract; N 0°20'18" W for 847.82 feet to the POINT OF BEGINNING of the herein described tract containing 79.0723 acres of land.

Mokhtarian Tract 2:

FIELDNOTE DESCRIPTION

DESCRIPTION OF A STRIP OF LAND, 60-FEET (60') IN WIDTH, TOTALING 1.18 ACRES IN THE PHILIP A SMITH LEAGUE SURVEY NO. 28, A-415, IN HAYS COUNTY, TEXAS, BEING THE REMAINING PORTION OF THAT CALLED 85.2767 ACRE TRACT DESCRIBED IN THE WARRANTY DEED TO MAIN PASS PARTNERS, LTD., OF RECORD IN VOLUME 708, PAGE 805, REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS (RPRHOT), LESS THAT CALLED 79.0723 ACRE TRACT SEVERED FROM SAID 85.2767 ACRE TRACT AND DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN TO ROBERT MOKHTARIAN, ET ALIA, OF RECORD IN VOLUME 1128, PAGE 849, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS; SAID 1.18 ACRE STRIP OF LAND, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Bearing Basis: Grid Bearings of the Texas Coordinate System of 1983, Texas South Central Zone (4204), US Survey Feet, Reference Frame: NAD_83(2011)(Epoch:2010.0000); Combined Scale Factor 0.99992022; Mapping Angle: 0° 27' 07". Distances cited herein are surface.

COMMENCING for reference at iron rod with cap stamped "KC ENG" found on the north line of a 30' wide Ingress & Egress Easement described in Volume 181, Page 171, Deed Records Hays County, Texas (DRHOT), being the most southerly southeast corner of a called 40.00 acre tract described in the General Warranty Deed to The City of Dripping Springs, of record in Volume 1482, Page 871, OPRHOT, same being the southwest corner of that called 17.0518 acre described in the Warranty Deed with Vendor's Lien to Jean-Claude Cardwell, and wife, Mara Cardwell, of record in Volume 797, Page 709, RPRHOT;

THENCE N 02° 13' 09" W, with the east line of said 40.00 acre tract, the following three (3) courses and distances:

1) N 02° 13' 09" W, with the west line of said 17.0518 acre tract, 108.04 feet to a ½-inch iron rod found for the northwest corner of said 17.0518 acre tract, same being the westerly southwest corner of said 85.2767 acre tract, and POINT OF BEGINNING herein;

2) N 02° 13' 09" W, 60.00 feet to a ½-inch iron rod found for a southeast reentrant corner of said 40.00 acre tract, and a most westerly northwest salient corner of said 85.2767 acre tract and herein, and

3) N 87° 46' 51" E, 859.70 feet to a ½-inch iron rod found on the west line of said 79.0723 acre tract, and being the northeast corner herein; and from which point, a ½-inch iron rod found for the northeast corner of said 40.00 acre tract, and the northwest corner of said 79.0723 acre tract bears N 02° 13' 09" W, 706.97 feet;

THENCE S 02° 13' 09" E, crossing said 85.2767 acre tract with said west line of 79.0723 acre tract, 60.00 feet to a ½-inch iron rod found on the south line of said 85.2767 acre tract, same being the north line of said 17.0518 acre tract, for a southwest corner of said 79.0723 acre tract and southeast corner herein;

THENCE S 87° 46' 51" W, with the south line of said remainder tract, and north line of said 17.0518 acre tract, 859.70 feet to the POINT OF BEGINNING containing 1.18 acres of land, more or less, within these metes and bounds.

This description accompanied by Staudt Surveying, Inc. Boundary Survey 17077-01.dwg

Surveyed by: Staudt Surveying, Inc.
P.O. Box 1273
16740 Fitzhugh Road, Ste. 102
Dripping Springs, Texas 78620
512-858-2236
Firm Registration No.: 10091700

STATE OF TEXAS
BRYAN D. NEWSOME
5857
REGISTERED
LAND SURVEYOR

Bryan D. Newsome — 13 November 2017

Bryan D. Newsome Registered Professional Land Surveyor No. 5857 Date

EXHIBIT A-2

Legal Description of 740 SP Land (Three Tracts)

740 SP Land Tract 1:

BEING 17.038 ACRES OF LAND LOCATED IN THE P. A. SMITH LEAGUE IN HAYS COUNTY, TEXAS AND BEING THE SAME PROPERTY DESCRIBED IN VOLUME 4783, PAGE 307, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T); SAID 17.038 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE NAD83 4203.

BEGINNING at an iron rod with cap stamped "KC ENG" found for the most southerly southeast corner of a called 40.00 acre tract described in Volume 646, Page 731 of the Hays County Deed Records (H.C.D.R.), said point also being on the north line of a called 82.02 acre tract described in Volume 367, Page 294 H.C.D.R. and being the southwest corner of the herein described tract;

THENCE, with an east line of said 40.00 acre tract and the west line of the herein described tract, N02°12'00"W, for a distance of 498.67 feet to a ½ inch iron rod found for the northwest corner of the herein described tract, same being the southwest corner of a called 1.18 acre tract as described in Document Number 1704138 OPRHCT.;

THENCE, with the south line of said 1.18 acre tract, and the north line of the herein described tract, N87°47'00"E, for a distance of 859.59 feet to a ½ inch iron rod found for the southeast corner of said 1.18 acre tract, same being the southwest corner of a called 79.0723 acre tract as described in Volume 1128, Page 849 O.P.R.H.C.T., said point being the beginning of a curve to the left;

THENCE, with the north line of the herein described tract, and the south line of said 79.0723 acre tract, the following courses and distances:

1. with said curve to the left an arc length of 210.66 feet, said curve having a radius of 1001.01 feet, a central angle of 12°03'28", and having long chord which bears N81°45'16"E, for a distance of 210.27 feet to a calculated point for the end of said curve;

2. N75°43'32"E, for a distance of 441.05 feet to a ½ inch iron rod found for the northeast corner of the herein described tract, same being the northwest corner of a called 5.0001 acre tract as described in Volume 4258, Page 618 O.P.T.H.C.T.;

THENCE, with the east line of the herein described tract, same being the west line of said 5.0001 acre tract, S04°16'26"W, for a distance of 560.13 feet to a ½ inch iron rod with cap stamped "AST" set on the north line of a called 5.00 acre tract as described in Volume 2856, Page 201 O.P.R.H.C.T., said point being the southwest corner of said 5.0001 acre tract and the southeast corner of the herein described tract;

THENCE, with the lines common to said 5.00-acre tract and the herein described tract the following courses and distances:

1. S88°21'29"W, for a distance of 358.71 feet to a ½ inch iron rod found for the most northerly northwest corner of said 5.00 acre tract;

2. S01°35'01"E, for a distance of 69.68 feet to a ½ inch iron rod with cap stamped "AST" set;

3. S88°18'03"W, , at a distance of 150.23 pass a ½ inch iron rod found for the most westerly northwest corner of said 5.00 acre tract, same being the northeast corner of said 82.02 acre tract, continuing for a total distance of 1077.43 feet to the **POINT OF BEGINNING** and containing 17.038 acres of land, more or less.

740 SP Land Tract 2:

Non-exclusive right of way and utility easement in common with other parties, as created and further described in that conveyance recorded in Volume 181, Page 171, Deed Record&, Hays County, Texas.

740 SP Land Tract 3:

Non-exclusive ingress and-easement in common with other parties, as created and further described in that conveyance recorded in Document No. 18007850, Official Public Records, Hays County, Texas.

EXHIBIT A-3

Legal Description of Cunningham Land (Five Tracts)

Cunningham Tract 1:

Being 10.00 acres of land, more or less, in the P. A. SMITH SURVEY, ABSTRACT NO. 415, situated in Hays County, Texas, being that same tract conveyed in Volume 4258, Page 618, of the Official Public Records of Hays County, Texas and as more particularly described by metes and bounds as follows:

FIELD NOTES DESCRIBING A 10.00 ACRE TRACT OF LAND OUT OF THE P. A. SMITH LEAGUE IN HAYS COUNTY, TEXAS, SAID 10.00 ACRE TRACT OF LAND BEING OUT OF AND A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO JACK HOWELL BY DEED RECORDED IN VOLUME 753, PAGE 252 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SAID 10.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at an iron pin set at the southwest corner of the above said Jack Howell Tract, said point being situated at the most southerly southeast corner of that certain forty 40.00 acre tract of land conveyed to Dripping Springs Independent School District by deed recorded in Volume 646, Page 731 of the Hays County Deed Records, said point being situated on the north boundary line of a thirty (30) foot wide ingress and egress easement described in a deed of record in Volume 181, Page 171 of the Hays County Deed Records.

THENCE, along the north boundary line of said easement, same being the north boundary line of that certain 90.01 acre tract of land conveyed to Virginia B. Wesson by deed recorded in Volume 220, Page 514 of the Hays County Deed Records; S 89°47'00" E for 1077.21 feet to a 60-D nail set in a fence corner post.

THENCE, continuing along the fenced north boundary line of said 90.01 acre tract, same being the south boundary line of said Jack Howell Tract, the following two (2) courses:

1. N 0°16'55" E for 70.42 feet to an iron pin found.
2. S 89°45'13" E for 741.35 feet to an iron pin set for the southwest corner of the herein described tract and being the POINT OF BEGINNING.

THENCE, through the interior of said Howell Tract, N 2°49'06" E for 636.99 feet to an iron pin set on the south boundary line of a proposed sixty (60) foot wide road, said point being situated at the northwest corner of the herein described tract.

THENCE, continuing through the interior of said Howell Tract along the south boundary line of said proposed road, the following three (3) courses:

1. N 77°36'53" E for 224.62 feet to an iron pin set.
2. An arc distance of 182.90 feet along a curve to the right whose elements are: I=15°12'13", R=689.28 feet, T=91.99 feet and whose chord bears N 85°13'00" E for 182.37 feet to an iron pin set.
3. S 87°10'54" E for 238.19 feet to an iron pin set for the northeast corner of the herein described tract.

THENCE, continuing through the interior of said Howell Tract, S 2°49'06" W for 691.47 feet to an iron pin set on the fenced north boundary line of said 90.01 acre Wesson Tract and being situated at the southeast corner of the herein described tract.

THENCE, along the north boundary line of said 90.01 acre tract and the south boundary line of said Howell Tract, N 89°45'13" W for 636.35 feet to the POINT OF BEGINNING of the herein described tract containing 10.00 acres of land.

Cunningham Tract 2:

FIELD NOTES DESCRIBING A 5.000 ACRE TRACT OF LAND OUT OF THE P. A. SMITH LEAGUE IN HAYS COUNTY, TEXAS, SAID 5.000 ACRE TRACT OF LAND BEING OUT OF AND A PORTION OF THAT CERTAIN 102.3069 TRACT OF LAND CONVEYED TO MAIN PASS PARTNERS, LTD. BY DEED RECORDED IN VOLUME 785, PAGE 605 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SAID 5.000 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pin found at the southwest corner of the above described remaining tract, said point being the southeast corner of a 17.0518 acre tract of land conveyed to J. C. and Mara Cardwell by deed recorded in Volume 797, Page 709 of the Hays County Deed Records; said point also situated on the north boundary line of a 90.01 acre tract of land conveyed to Virginia B. Wesson by deed recorded in Volume 220, Page 514 of the Hays County Deed Records.

THENCE, along the west boundary line of the above described tract, N 6°12'10" E for 560.25 feet to an iron pin found at the northwest corner of the herein described tract, and being the northeast corner of the 17.0518 acre Cardwell Tract.

THENCE, through the interior of said Main Pass Partner Tract along the south boundary line of a proposed sixty (60) foot wide road N 77°36'53" E for 361.81 feet to an iron pin found at the northeast corner of the herein described tract, same being the northwest corner of a 10.00 acre tract of land conveyed to Gary and Flecia Dousett by deed recorded in Volume 795, Page 872 of the Hays County Deed Records.

THENCE, along the east boundary line of the herein described tract, S 2°49'06" W for 636.99 feet to an iron pin found at the southeast corner of the herein described tract, same being the southwest corner of the above described Dousett Tract, also being situated on the fenced north boundary line of the above described Virginia B. Wesson Tract.

THENCE, along the fenced south boundary line of the herein described tract, same being a fenced portion of the north boundary line of the above described Virginia B. Wesson Tract, N 89°45'13" W for 382.61 feet to the POINT OF BEGINNING of the herein described tract containing 5.000 acres of land.

Cunningham Tract 3:

Tract 3: Easement estate as created and described in Easement Agreement dated March 16, 1960, recorded in Volume 181, Page 171, Deed Records of Hays County, Texas, and being more particularly described therein.

Cunningham Tract 4:

Tract 4: Easement estate as created and described in Ingress and Egress Easement dated February 24, 2018, recorded in Document No. 18007849, of the Deed Records of Hays County, Texas, and being more particularly described therein.

Cunningham Tract 5:

Tract 5: Easement estate as created and described in in that certain Deed of Easement dated July 31, 1993, recorded in Volume 1010, Page 53, of the Official Public Records of Hays County, Texas, and being more particularly described therein.

EXHIBIT B

Concept Plan



EXHIBIT C

City Consent Resolution

CITY OF DRIPPING SPRINGS

RESOLUTION No. 2021-R33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS ("CITY"), CONSENTING TO THE CREATION OF DRIPPING SPRINGS MUNICIPAL UTILITY DISTRICT NO. 1 ON THE MOKHTARIAN, CUNNINGHAM, AND 740 SPORTS PARK TRACTS FOR THE VILLAGE GROVE SUBDIVISION; PROVIDING FOR EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

WHEREAS, pursuant to Section 42.042 of the *Texas Local Government Code* and Section 54.016 of the *Texas Water Code*, Robert Mokhtarian, Individually; Robert Mokhtarian, Trustee for Edward Mokhtarian; Robert Mokhtarian, Trustee for Edmund Mokhtarian; 740 Sports Park, LLC, a Texas limited liability company; and Clinton D. Cunningham and Dawn Cunningham (collectively, the "*Owners*") have submitted to the City the petition attached as **Exhibit "A"** to this Resolution (the "*Petition*") requesting the City's consent to the creation of Dripping Springs Municipal Utility District No. 1 (the "*District*") over the land more particularly described in the Petition (the "*Land*"), which, at the time of submission of the Petition, was located within the City's extraterritorial jurisdiction but proposed to be annexed into the corporate boundaries of the City; and

WHEREAS, the City has annexed the Land proposed to be included in the District; and

WHEREAS, the City and Owners have negotiated an Agreement Concerning Creation and Operation of Dripping Springs Municipal Utility District No. 1; and

WHEREAS, following review of the Petition and Agreement, the City desires to grant the Petition and consent to the creation of the District over the Land, now therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS, THAT:

SECTION 1. CONSENT

The City, in reliance upon statements in the Petition regarding the Petitioners' ownership of the Land in the District, hereby grants the Petition and, in accordance with Section 42.042 of the *Texas Local Government Code* and Section 54.016 of the *Texas Water Code*, specifically gives its written consent to the creation of the District over the Land.

That the Mayor of the City is hereby authorized to execute the Agreement Concerning Creation and Operation of Dripping Springs Municipal Utility District No. 1 and that the City Secretary is hereby authorized to attest such execution for and on behalf of the City.

SECTION 2. EFFECTIVE DATE

This Resolution shall be in full force and effect from and after its passage on the date shown below.

SECTION 3. OPEN MEETINGS

The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered, and formally acted upon, all as required by the Open Meetings Act, Chapter 551, *Texas Government Code*, as amended.

PASSED & APPROVED this, the 19th day of October 2021, by a vote of 3 (ayes) to 0 (nays) to 0 (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

Bill Foulds, Jr., Mayor

ATTEST:

Andrea Cunningham, City Secretary

City of Dripping Springs
SEP 24 2021
Rec'd by City Secretary

PETITION FOR CONSENT TO CREATION OF DRIPPING SPRINGS MUNICIPAL UTILITY DISTRICT NO. 1

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS:

The undersigned (collectively, the "*Petitioners*"), holding title to the land described below (the "*Land*") and acting pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code and Section 42.042 of the Texas Local Government Code, respectfully petition the City Council of the City of Dripping Springs, Texas (the "*City*") for its written consent to the creation of a municipal utility district over the Land and, in support of this Petition, would show the following:

I.

The name of the proposed district is DRIPPING SPRINGS MUNICIPAL UTILITY DISTRICT NO. 1 (the "*District*").

II.

The District will be created and organized under the terms and provisions of Article XVI, Section 59 and Article III, Section 52 of the Texas Constitution and Chapters 49 and 54, Texas Water Code, together with all amendments and additions thereto. It is proposed that the District be granted road powers under the authority of Article III, Section 52 of the Texas Constitution.

III.

The Land proposed to be contained within the District is a total of 112.2903 acres of land, more or less, situated in Hays County, Texas, more particularly described on **Exhibit A** attached hereto and incorporated herein by reference. All of the Land is currently located within the extraterritorial jurisdiction of the City; however, Petitioners intend to voluntarily request that the Land be annexed into the corporate boundaries of the City prior to creation of the District. The Land may be properly be included within the District.

IV.

Petitioners hold title to the Land proposed to the included within the District and are the owners of a majority in value of such Land, as indicated by the tax rolls of Hays County, Texas. The only lienholder on the Land, PlainsCapital Bank, has consented to the creation of the District as evidenced by the Certificate of Lienholder's Consent attached as **Exhibit B**.

V.

The general nature of the work proposed to be done by the District, as contemplated at the present time, is the design, construction, acquisition, improvement, extension, financing, and issuance of bonds: (i) for maintenance, operation, and conveyance of an adequate and efficient water works and sanitary sewer system for domestic and commercial purposes; (ii) for maintenance, operation, and conveyance of works, improvements, facilities, plants, equipment, and appliances helpful or necessary to provide more adequate drainage for the District, and to control, abate, and amend local storm waters or other harmful excesses of waters; (iii) for conveyance of roads and improvements in aid of roads; and (iv) for maintenance, operation, and

conveyance of such other additional facilities, systems, plants, and enterprises as may be consistent with any or all of the purposes for which the District is created.

VI.

There is a necessity for the above-described work because there is not now available within the area an adequate waterworks system, sanitary sewer system, drainage and storm sewer system, or roadway system to serve the Land, which will be developed for a mix of single-family residential, multi-family residential, and commercial uses. The health and welfare of the present and future inhabitants of the area and of the adjacent areas require the purchase, design, construction, acquisition, ownership, operation, repair, improvement, and extension of an adequate waterworks system, sanitary sewer system, drainage and storm sewer system, and roadway system. A public necessity therefore exists for the creation of the District, in order to provide for the purchase, design, construction, acquisition, ownership, operation, repair, improvement, and extension of a waterworks system, sanitary sewer system, drainage and storm sewer system, and roadway system to promote the purity and sanitary condition of the State's waters and the public health and welfare of the community.

VII.

A preliminary investigation has been made to determine the cost of the proposed District's projects, and it is now estimated by the Petitioners, from such information as is available at this time, that such cost will be approximately $23,643,904.00.

VIII.

Petitioners, by submission of this Petition, request the City's consent to the creation of the District, as described in this Petition.

Petitioners request that this Petition be heard and that the City Council duly pass and approve an ordinance or resolution granting its consent to the creation of the District and authorizing the inclusion of the Land within the District.

EXECUTED on the date or dates indicated below, to be effective the 16th day of September, 2021.

PETITIONERS:

As to the 79.0723 acres described in Exhibit A-1 and the 1.18 acres described in Exhibit A-2

By: _____
Robert Mokhtarian, Individually

By: _____
Robert Mokhtarian, Trustee
Edward Mokhtarian Trust

By: _____
Robert Mokhtarian, Trustee
Edmund Mokhtarian Trust

THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____, 2021, by Robert Mokhtarian, individually.

See attached certificate
Notary Public Signature

(SEAL)

THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____, 2021, by Robert Mokhtarian, Trustee of the Edward Mokhtarian Trust on behalf of said Trust.

See attached certificate
Notary Public Signature

(SEAL)

THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____, 2021, by Robert Mokhtarian, Trustee of the Edmund Mokhtarian Trust on behalf of said Trust.

See attached certificate
Notary Public Signature

(SEAL)

{W1068793.2}

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On September 15, 2021 before me, Narciso Meza, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Robert Mokhatarian
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NARCISO MEZA
Notary Public - California
Los Angeles County
Commission # 2328270
My Comm. Expires May 15, 2024

Signature Narciso Meza
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Petition For Consent To Creation of Dripping Springs Municipal Utility District No. 1 Document Date: Sept. 15 2021
Number of Pages: 5 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Robert Mokhatarian	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☒ Individual ☐ Attorney In Fact	☐ Individual ☐ Attorney In Fact
☒ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

PETITIONERS (continued):

As to the 17.038 acres described in Exhibit A-3

740 Sports Park, LLC, a Texas limited liability company

By: _____
David Denbow, President

THE STATE OF TEXAS §
§
COUNTY OF Hays §

This instrument was acknowledged before me on the 10 day of September, 2021, by David Denbow, President of 740 Sports Park, LLC, a Texas limited liability company, on behalf of said limited liability company.

_____
Notary Public Signature

(SEAL)

REAGAN T. SHEPPERD
Notary Public, State of Texas
Comm. Expires 11-16-2024
Notary ID 129206732

PETITIONERS (continued):

As to the 10.00 acres described in Exhibit A-4 and the 5.000 acres described in Exhibit A-5

By: _____
Clinton D. Cunningham

By: _____
Dawn Cunningham

THE STATE OF TEXAS §
§
COUNTY OF Hays §

This instrument was acknowledged before me on the 17th day of September 2021, by Clinton D. Cunningham.

(SEAL) ALICIA HAMILTON My Notary ID # 124110737 Expires September 28, 2023

Alicia Hamilton
Notary Public Signature

THE STATE OF TEXAS §
§
COUNTY OF Hays §

This instrument was acknowledged before me on the 17th day of September 2021, by Dawn Cunningham.

Alicia Hamilton
Notary Public Signature

(SEAL) ALICIA HAMILTON My Notary ID # 124110737 Expires September 28, 2023

EXHIBIT A

The approximately 112.2903 acres of land consisting of the 79.0723 acres of land more particularly described on the attached Exhibit A-1; the 1.18 acres of land more particularly described on the attached Exhibit A-2; the 17.038 acres of land more particularly described on the attached Exhibit A-3; the 10.00 acres of land more particularly described on the attached Exhibit A-4; and the 5.000 acres of land more particularly described on the attached Exhibit A-5.

EXHIBIT A-1

FIELD NOTES DESCRIBING A 79.0723 ACRE TRACT OF LAND OUT OF THE P.A. SMITH LEAGUE SURVEY, THE C.H. HALOTT SURVEY AND THE BENJAMIN F. HIMS SURVEY NO. 8 IN HAYS COUNTY, TEXAS, SAID 79.0723 ACRE TRACT OF LAND BEING OUT OF AND A PORTION OF THAT CERTAIN 85.2757 ACRE TRACT OF LAND CONVEYED TO MAIN PASS PARTNERS, LTD. BY DEED RECORDED IN VOLUME 785, PAGE 605 OF THE HAYS COUNTY, TEXAS DEED RECORDS, SAID 79.0723 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING at an iron pin found at the Northeast corner of that certain 40.00 acre tract of land conveyed to Dripping Springs Independent School District by Deed Recorded in Volume 646, Page 731 of the Hays County, Texas Deed Records, said point being situated at the most Northerly Northwest corner of said 85.2757 acre tract.

THENCE, along the fenced North boundary line of said 85.2757 acre tract, same being the South boundary line of that certain tract of land conveyed to Robert F. Shelton by deed recorded in Volume 143, Page 16 of the Hays County, Texas Deed Records, the following three (3) courses:

1. S 89°27'58" E for 465.05 feet to an iron pin found.

2. S 89°29'16" E for 2496.82 feet to a 60d nail found.

3. N 79°12'52" E for 480.33 feet to an iron pin found on the West boundary line of that certain 423.54 acre tract of land conveyed to B.T. Cowdon by deed recorded in Volume 627, Page 81 of the Hays County, Texas Deed Records, same being the Northeast corner of the herein described tract.

THENCE, along the fenced West boundary line of said 423.54 acre tract, S 0° 20'06" W for 1362.07 feet to an iron pin found at the Northeast corner of that certain 82.02 acre tract of land conveyed to Lidia Crabb, Trustee, by deed recorded in Volume 367, Page 294 of the Hays County, Texas Deed Records, same being the Southeast corner of the herein described tract.

THENCE, along the fenced North boundary line of said 82.02 acre tract, N 89°45'13" W for 1821.90 feet to an iron pin found at the Southeast corner of that certain 10.00 acre tract of land conveyed to Gary and Flavia Douchi by deed recorded in Volume 795, Page 782 of the Hays County, Texas Deed Records.

THENCE, along the East boundary line of said 10.00 acre tract, N 2°49'06" E for 691.47 feet to an iron pin found on the South boundary line of a proposed sixty (60) foot wide street.

THENCE, along the South boundary line of said proposed sixty foot wide street the following five (5) courses:

1. N 87°10'54" W for 230.19 feet to an iron pin found.

2. An arc distance of 182.90 feet along a curve to the left whose elements are: L = 15°12'13", R = 689.28', T = 91.99', and whose chord bears S 85°13'00" W for 182.37 feet to an iron pin found.

3. S 77°36'53" W for 1026.64 feet to an iron pin found.

4. An arc distance of 120.16 feet along a curve to the right whose total elements are: L = 12°02'49", R = 1007.77', T = 106.33', and whose subchord bears S 81°01'30" W for 120.09 feet to an iron pin found.

5. An arc distance of 91.72 feet along a curve to the right whose elements are: L = 5°12'53", R = 1007.77', T = 45.89' and whose chord bears S 87°03'15" W for 91.69 feet to an iron pin found.

THENCE, along the East boundary line of said 40.00 acre Dripping Springs Independent School District Tract; N 0°20'18" W for 847.02 feet to the POINT OF BEGINNING of the herein described tract containing 79.0723 acres of land.

I HEREBY CERTIFY that these notes were prepared from a survey made on the ground under my supervision according to law and are true and correct to the best of my knowledge.

STATE OF TEXAS
REGISTERED
JIMMY F. JOHNSON
4018
SURVEYOR

JIMMY F. JOHNSON, R.P.L.S. #4018

EXHIBIT A-2

FIELDNOTE DESCRIPTION

DESCRIPTION OF A STRIP OF LAND, 60-FEET (60') IN WIDTH, TOTALING 1.16 ACRES IN THE PHILIP A SMITH LEAGUE SURVEY NO. 20, A-416, IN HAYS COUNTY, TEXAS, BEING THE REMAINING PORTION OF THAT CALLED 65.2767 ACRE TRACT DESCRIBED IN THE WARRANTY DEED TO MAIN PASS PARTNERS, LTD., OF RECORD IN VOLUME 765, PAGE 800, REAL PROPERTY RECORDS, HAYS COUNTY, TEXAS (RPRHCT), LESS THAT CALLED 20.0723 ACRE TRACT SEVERED FROM SAID 65.2767 ACRE TRACT AND DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN TO ROBERT MOKHTARIAN, ET ALIA, OF RECORD IN VOLUME 1120, PAGE 840, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS; SAID 1.16 ACRE STRIP OF LAND, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Bearing Basis: Grid Bearings of the Texas Coordinate System of 1983, Texas South Central Zone (4204), US Survey Feet, Reference Frame: NAD_83(2011)(Epoch:2010.0000); Combined Scale Factor: 0.99992022; Mapping Angle: 0° 27' 07". Distances cited herein are surface.

COMMENCING for reference at iron rod with cap stamped "KC ENG" found on the north line of a 30' wide Ingress & Egress Easement described in Volume 181, Page 171, Deed Records Hays County, Texas (DRHCT), being the most southerly southeast corner of a called 40.00 acre tract described in the General Warranty Deed to The City of Dripping Springs, of record in Volume 1402, Page 871, OPRHCT, same being the southwest corner of that called 17.0510 acre described in the Warranty Deed with Vendor's Lien to Juan-Claude Cardwell, and wife, Mara Cardwell, of record in Volume 707, Page 709, RPRHCT;

THENCE N 02° 13' 09" W, with the east line of said 40.00 acre tract, the following three (3) courses and distances:

1) N 02° 13' 09" W, with the west line of said 17.0510 acre tract, 490.04 feet to a ½-inch iron rod found for the northwest corner of said 17.0510 acre tract, same being the westerly southwest corner of said 65.2767 acre tract, and POINT OF BEGINNING herein;

2) N 02° 13' 09" W, 60.00 feet to a ½-inch iron rod found for a southeast reentrant corner of said 40.00 acre tract, and a most westerly northwest salient corner of said 65.2767 acre tract and herein, and

3) N 87° 46' 51" E, 850.70 feet to a ½-inch iron rod found on the west line of said 20.0723 acre tract, and being the northeast corner herein; and from which point, a ½-inch iron rod found for the northeast corner of said 40.00 acre tract, and the northwest corner of said 20.0723 acre tract bears N 02° 13' 09" W, 788.07 feet;

THENCE S 02° 13' 09" E, crossing said 65.2767 acre tract with said west line of 20.0723 acre tract, 60.00 feet to a ½-inch iron rod found on the south line of said 65.2767 acre tract, same being the north line of said 17.0510 acre tract, for a southwest corner of said 20.0723 acre tract and southeast corner herein;

THENCE S 87° 46' 51" W, with the south line of said remainder tract, and north line of said 17.0510 acre tract, 850.70 feet to the POINT OF BEGINNING containing 1.16 acres of land, more or less, within these metes and bounds.

This description accompanied by Claudt Surveying, Inc. Boundary Survey 17677-01.dwg



Surveyed by: Claudt Surveying, Inc.
P.O. Box 1273
16740 Fitzhugh Road, Ste. 102
Dripping Springs, Texas 78620
512-858-2358
Firm Registration No.: 10001700

Bryan D. Newsome — Registered Professional Land Surveyor No. 5057 — 13 November 2017 — Date

EXHIBIT A-3

BEING 17.038 ACRES OF LAND LOCATED IN THE P. A. SMITH LEAGUE IN HAYS COUNTY, TEXAS AND BEING THE SAME PROPERTY DESCRIBED IN VOLUME 4783, PAGE 307, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T); SAID 17.038 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE NAD83 4203.

BEGINNING at an iron rod with cap stamped "KC ENG" found for the most southerly southeast corner of a called 40.00 acre tract described in Volume 646, Page 731 of the Hays County Deed Records (H.C.D.R.), said point also being on the north line of a called 82.02 acre tract described in Volume 367, Page 294 H.C.D.R. and being the southwest corner of the herein described tract;

THENCE, with an east line of said 40.00 acre tract and the west line of the herein described tract, N02°12'00"W, for a distance of 498.87 feet to a ½ inch iron rod found for the northwest corner of the herein described tract, same being the southwest corner of a called 1.18 acre tract as described in Document Number 1704138 OPRHCT.;

THENCE, with the south line of said 1.18 acre tract, and the north line of the herein described tract, N87°47'00"E, for a distance of 869.59 feet to a ½ inch iron rod found for the southeast corner of said 1.18 acre tract, same being the southwest corner of a called 79.0723 acre tract as described in Volume 1128, Page 849 O.P.R.H.C.T., said point being the beginning of a curve to the left;

THENCE, with the north line of the herein described tract, and the south line of said 79.0723 acre tract, the following courses and distances:

1. with said curve to the left an arc length of 210.66 feet, said curve having a radius of 1001.01 feet, a central angle of 12°03'28", and having long chord which bears N81°45'16"E, for a distance of 210.27 feet to a calculated point for the end of said curve;

2. N75°43'32"E, for a distance of 441.05 feet to a ½ inch iron rod found for the northeast corner of the herein described tract, same being the northwest corner of a called 6.0001 acre tract as described in Volume 4256, Page 618 O.P.T.H.C.T.;

THENCE, with the east line of the herein described tract, same being the west line of said 6.0001 acre tract, S04°16'26"W, for a distance of 660.13 feet to a ½ inch iron rod with cap stamped "AST" set on the north line of a called 6.00 acre tract as described in Volume 2866, Page 201 O.P.R.H.C.T., said point being the southwest corner of said 6.0001 acre tract and the southeast corner of the herein described tract;

THENCE, with the lines common to said 6.00 acre tract and the herein described tract the following courses and distances:

1. S86°21'29"W, for a distance of 368.71 feet to a ½ inch iron rod found for the most northerly northwest corner of said 6.00 acre tract;

2. S01°35'01"E, for a distance of 69.68 feet to a ½ inch iron rod with cap stamped "AST" set;

3. S86°18'03"W, , at a distance of 150.23 pass a ½ inch iron rod found for the most westerly northwest corner of said 6.00 acre tract, same being the northeast corner of said 82.02 acre tract, continuing for a total distance of 1077.43 feet to the POINT OF BEGINNING and containing 17.038 acres of land, more or less.

EXHIBIT A-4

Oak Hill Surveying Co., Inc.
6124 Hwy. 290 West • Austin, TX 78735 • (512) 892-2972

May 25, 1989

FIELD NOTES DESCRIBING A 10.00 ACRE TRACT OF LAND OUT OF THE P. A. SHIPP LEAGUE IN HAYS COUNTY, TEXAS, SAID 10.00 ACRE TRACT OF LAND BEING OUT OF AND A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO JACK HOWELL BY DEED RECORDED IN VOLUME 753, PAGE 252 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SAID 10.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at an iron pin set at the southwest corner of the above said Jack Howell Tract, said point being situated at the most southerly southeast corner of that certain forty 40.00 acre tract of land conveyed to Dripping Springs Independent School District by deed recorded in Volume 446, Page 731 of the Hays County Deed Records, said point being situated on the north boundary line of a thirty (30) foot wide ingress and egress easement described in a deed of record in Volume 101, Page 171 of the Hays County Deed Records.

THENCE, along the north boundary line of said easement, same being the north boundary line of that certain 90.01 acre tract of land conveyed to Virginia R. Wasson by deed recorded in Volume 220, Page 514 of the Hays County Deed Records; N 89°47'00" E for 1077.21 feet to a 60-D nail set in a fence corner post.

THENCE, continuing along the fenced north boundary line of said 90.01 acre tract, same being the south boundary line of said Jack Howell Tract, the following two (2) courses:

1. N 0°16'55" E for 70.42 feet to an iron pin found.
2. S 89°45'13" E for 741.35 feet to an iron pin set for the southwest corner of the herein described tract and being the POINT OF BEGINNING.

THENCE, through the interior of said Howell Tract, N 2°49'06" E for 636.99 feet to an iron pin set on the south boundary line of a proposed sixty (60) foot wide road, said point being situated at the northwest corner of the herein described tract.

THENCE, continuing through the interior of said Howell Tract along the south boundary line of said proposed road, the following three (3) courses:

1. N 77°36'53" E for 224.62 feet to an iron pin set.
2. An arc distance of 182.90 feet along a curve to the right whose elements are: I=15°12'13", R=689.28 feet, T=91.99 feet and whose chord bears N 85°13'00" E for 182.37 feet to an iron pin set.
3. S 87°10'54" E for 238.19 feet to an iron pin set for the northeast corner of the herein described tract.

THENCE, continuing through the interior of said Howell Tract, S 2°49'00" W for 691.47 feet to an iron pin set on the fenced north boundary line of said 90.01 acre Henson Tract and being situated at the southeast corner of the herein described tract.

THENCE, along the north boundary line of said 90.01 acre tract and the south boundary line of said Howell Tract, N 89°49'13" W for 636.35 feet to the POINT OF BEGINNING of the herein described tract containing 10.00 acres of land.

I HEREBY CERTIFY that these notes were prepared from a survey made on the ground under my supervision according to law and are true and correct to the best of my knowledge.

[illegible] R.P.L.S. #4618

Job #1646 Updated 9-3-93

EXHIBIT A-5

Oak Hill Surveying Co., Inc.
6124 Hwy. 290 West • Austin, TX 78735 • (512) 892-2972

June 14, 1990

FIELD NOTES DESCRIBING A 5.000 ACRE TRACT OF LAND OUT OF THE P. A. SMITH LEAGUE IN HAYS COUNTY, TEXAS, SAID 5.000 ACRE TRACT OF LAND BEING OUT OF AND A PORTION OF THAT CERTAIN 102.3069 TRACT OF LAND CONVEYED TO MAIN PASS PARTNERS, LTD. BY DEED RECORDED IN VOLUME 785, PAGE 605 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS, SAID 5.000 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pin found at the southwest corner of the above described remaining tract, said point being the southeast corner of a 17.0518 acre tract of land conveyed to J. C. and Nora Cardwell by deed recorded in Volume 797, Page 709 of the Hays County Deed Records; said point also situated on the north boundary line of a 90.01 acre tract of land conveyed to Virginia B. Wasson by deed recorded in Volume 220, Page 514 of the Hays County Deed Records.

THENCE, along the west boundary line of the above described tract, N 6°12'10" E for 560.25 feet to an iron pin found at the northwest corner of the herein described tract, and being the northeast corner of the 17.0518 acre Cardwell Tract.

THENCE, through the interior of said Main Pass Partner Tract along the south boundary line of a proposed sixty (60) foot wide road N 77°36'53" E for 361.81 feet to an iron pin found at the northeast corner of the herein described tract, same being the northwest corner of a 10.00 acre tract of land conveyed to Gary and Fleeta Bennett by deed recorded in Volume 795, Page 872 of the Hays County Deed Records.

THENCE, along the east boundary line of the herein described tract, S 2°49'06" W for 636.99 feet to an iron pin found at the southeast corner of the herein described tract, same being the northeast corner of the above described Bennett Tract, also being situated on the fenced north boundary line of the above described Virginia B. Wasson Tract.

THENCE, along the fenced south boundary line of the herein described tract, same being a fenced portion of the north boundary line of the above described Virginia B. Wasson Tract, N 89°45'13" W for 302.61 feet to the POINT OF BEGINNING of the herein described tract containing 5.000 acres of land.

I HEREBY CERTIFY that these notes were prepared from a survey made on the ground under my supervision according to law and are true and correct to the best of my knowledge.

Job 91651

Updated 9-3-93

(W1068793.2)

EXHIBIT B

CERTIFICATE OF LIENHOLDER'S CONSENT

THE STATE OF TEXAS §
§
COUNTY OF HAYS §

PlainCapital Bank, Texas state bank, being the lienholder on a portion of the land that is proposed to be included in Dripping Springs Municipal Utility District No. 1, as described by metes and bounds on the attached **Exhibit "1"**, hereby consents to the Petition for Creation of Dripping Springs Municipal Utility District No. 1 signed by Robert Mokhtarian, Individually; Robert Mokhtarian, Trustee for Edward Mokhtarian Trust; Robert Mokhtarian, Trustee for Edmund Mokhtarian; David Denbow, President of 740 Sports Park, LLC, a Texas limited liability company; and Clinton D. Cunningham and Dawn Cunningham concerning such land.

WITNESS MY HAND effective as of the 10th day of SEPTEMBER, 2021.

PlainsCapital Bank, a Texas state bank

By: _____
Printed Name: Tommy Ward
Title: Vice President

Date: 9-10-21

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This instrument was executed before me on this 10th day of September, 2021, by Tommy WARD, VICE PRESIDENT of PlainsCapital Bank, a Texas state bank, on behalf of said bank.

(SEAL)

JULIE ZITZ
Notary Public, State of Texas
Notary ID# 877827-2
My Commission Expires 03-11-2023

_____
Notary Public Signature

EXHIBIT "1"

BEING 17.038 ACRES OF LAND LOCATED IN THE P. A. SMITH LEAGUE IN HAYS COUNTY, TEXAS AND BEING THE SAME PROPERTY DESCRIBED IN VOLUME 4783, PAGE 307, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS (O.P.R.H.C.T); SAID 17.038 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE NAD83 4203.

BEGINNING at an iron rod with cap stamped "KC ENG" found for the most southerly southeast corner of a called 40.00 acre tract described in Volume 646, Page 731 of the Hays County Deed Records (H.C.D.R.), said point also being on the north line of a called 82.02 acre tract described in Volume 367, Page 294 H.C.D.R. and being the southwest corner of the herein described tract;

THENCE, with an east line of said 40.00 acre tract and the west line of the herein described tract, N02°12'00"W, for a distance of 498.67 feet to a ½ inch iron rod found for the northwest corner of the herein described tract, same being the southwest corner of a called 1.16 acre tract as described in Document Number 1704138 OPRHCT.;

THENCE, with the south line of said 1.16 acre tract, and the north line of the herein described tract, N87°47'00"E, for a distance of 869.69 feet to a ½ inch iron rod found for the southeast corner of said 1.16 acre tract, same being the southwest corner of a called 79.0723 acre tract as described in Volume 1128, Page 849 O.P.R.H.C.T., said point being the beginning of a curve to the left;

THENCE, with the north line of the herein described tract, and the south line of said 79.0723 acre tract, the following courses and distances:

1. with said curve to the left an arc length of 210.66 feet, said curve having a radius of 1001.01 feet, a central angle of 12°03'26", and having long chord which bears N81°45'16"E, for a distance of 210.27 feet to a calculated point for the end of said curve;
2. N75°43'32"E, for a distance of 441.05 feet to a ½ inch iron rod found for the northeast corner of the herein described tract, same being the northwest corner of a called 6.0001 acre tract as described in Volume 4256, Page 618 O.P.T.H.C.T.;

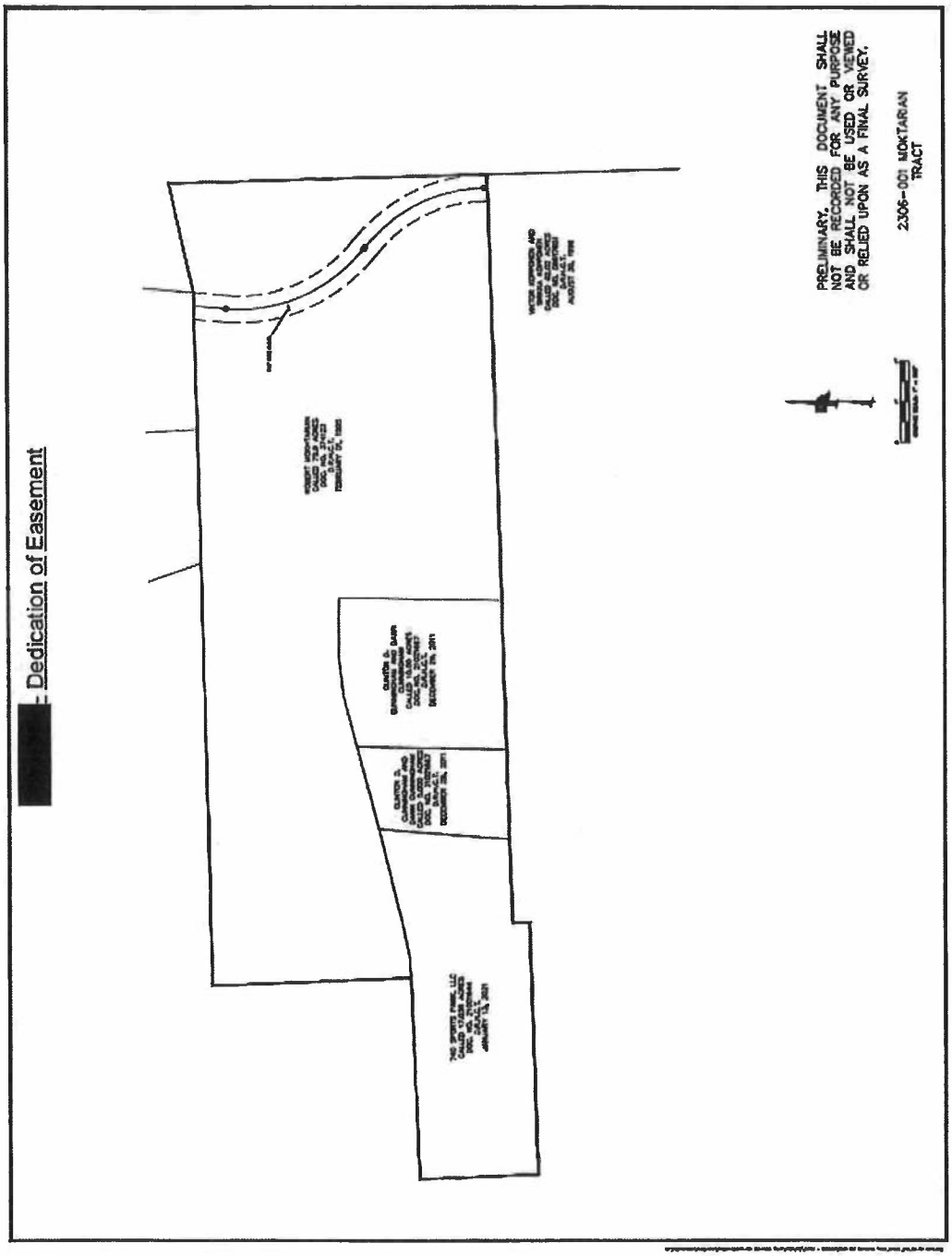
THENCE, with the east line of the herein described tract, same being the west line of said 6.0001 acre tract, S04°16'26"W, for a distance of 560.13 feet to a ½ inch iron rod with cap stamped "AST" set on the north line of a called 5.00 acre tract as described in Volume 2856, Page 201 O.P.R.H.C.T., said point being the southwest corner of said 6.0001 acre tract and the southeast corner of the herein described tract;

THENCE, with the lines common to said 5.00 acre tract and the herein described tract the following courses and distances:

1. S88°21'29"W, for a distance of 358.71 feet to a ½ inch iron rod found for the most northerly northwest corner of said 5.00 acre tract;
2. S01°35'01"E, for a distance of 60.68 feet to a ½ inch iron rod with cap stamped "AST" set;
3. S88°18'03"W, , at a distance of 150.23 pass a ½ inch iron rod found for the most westerly northwest corner of said 5.00 acre tract, same being the northeast corner of said 82.02 acre tract, continuing for a total distance of 1077.43 feet to the POINT OF BEGINNING and containing 17.038 acres of land, more or less.

EXHIBIT D

Easement Dedications



STAFF REPORT

City of Dripping Springs

PO Box 384

511 Mercer Street

Dripping Springs, TX 78620

Submitted By: Roman Baligad, Emergency Preparedness and Homeland Security Director

Council Meeting Date: July 15, 2025

Agenda Item Wording: **Discuss and consider approval of an Ordinance of the City of Dripping Springs, Texas amending Chapter 16; Prohibiting the Discharge of Fireworks within the Historic Districts.** *Sponsor: Mayor Bill Foulds, Jr.*

Agenda Item Requestor: Mayor Foulds

Summary/Background: To consider adoption of an ordinance prohibiting the use and discharge of consumer fireworks within the Historic Districts in order to protect the area's historic structures, public safety, and quality of life.

The Mercer Street, Old Fitzhugh Road, and Hays Street Historic Districts are designated areas of cultural, historical, and architectural landmarks, containing buildings over 100 years old, many constructed from wood or other flammable materials. The district draws significant foot traffic throughout the year due to its small-town charm, preserved architecture, and community events.

In recent years, concerns have been raised by residents, property owners, and the local fire department about the risks associated with fireworks in this area. These concerns include:

- Fire Risk: Increased danger of fire due to aging wooden structures and dense building placement.
- Public Safety: Fireworks can cause injury to bystanders and residents, especially in crowded or confined areas.
- Noise & Nuisance: Fireworks disturb local wildlife, residents, and visitors, particularly those with sensory sensitivities or pets.
- Property Damage: Reports of scorch marks, debris, and broken windows from unauthorized firework use.
- Potential for Public Panic: Loud and sudden fireworks during festivals and events can be mistaken for gunfire or explosions,

leading to confusion, fear, and possible crowd surges or injuries in a densely populated area.

Section 2154.004, Texas Occupations Code.

Staff Recommendations: City staff recommends approval of the ordinance.

Commission Recommendations: Emergency Management Committee recommends approval of the ordinance and requested expansion from the Mercer Historic District to all Historic Districts.

Recommended Council Actions:

Attachments: Ordinance

Next Steps/Schedule:

City of Dripping Springs

ORDINANCE NO._____

AN ORDINANCE OF THE CITY OF DRIPPING SPRINGS, TEXAS, AMENDING CHAPTER 16 TO PROHIBIT THE POSSESSION, USE, SALE, OR DISCHARGE OF FIREWORKS WITHIN THE MERCER STREET, OLD FITZHUGH ROAD, AND HAYS STREET HISTORIC DISTRICTS; DECLARING SUCH ACTIVITIES TO BE A PUBLIC NUISANCE; PROVIDING FOR EXCEPTIONS, ENFORCEMENT, AND PENALTIES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Mercer Street, Old Fitzhugh Road, and Hays Street Historic Districts are designated areas of cultural, historical, and architectural significance in the City of Dripping Springs ("City"); and

WHEREAS, the use of fireworks poses a significant risk of fire, property damage, and disruption to the public peace, particularly in historically valuable districts; and

WHEREAS, the City Council finds it necessary to enact regulations that preserve the integrity and safety of the Mercer Street Historic District;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Dripping Springs:

1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

2. ENACTMENT

Chapter 16 is amended by adding Article 16.05 to read in accordance with "**Exhibit A",** which is attached hereto and incorporated into this Ordinance for all intents and purposes. Any underlined text shall be added to Article 16.05 and any text that is struck through shall be removed.

3. REPEALER

All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated herein.

4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections, or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

5. CODIFICATION

The City Secretary is hereby directed to record and publish the attached rules, regulations, and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication as provided for by law.

7. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED & APPROVED this, the ____ day of _____, 2025, by a vote of ___ (ayes) to _____ (nays) to ____ (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

by: _____
Bill Foulds, Jr., Mayor

ATTEST:

_____
Diana Boone, City Secretary

Exhibit "A"

City of Dripping Springs

CODE OF ORDINANCES

CHAPTER 16. PUBLIC WAYS AND PLACES

ARTICLE 16.05: HISTORIC DISTRICT FIREWORKS PROHIBITION

DIVISION 1. GENERALLY

Sec. 16.05.001 Popular name

This article shall be commonly cited as the "Mercer Street Fireworks Prohibition Ordinance".

Sec. 10.05.002 Definitions

(a) General. Words and phrases used in this article shall have the meanings set forth in this section. Terms that are not defined below, but are defined elsewhere in the Code of Ordinances, shall be given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense; words in the plural number shall include the singular number (and vice versa); and words in the masculine gender shall include the feminine gender (and vice versa). The word "shall" is always mandatory, while the word "may" is merely directory. Headings and captions are for reference purposes only.

(b) Specific.

Fireworks. Has the meaning assigned by 49 C.F.R. Section 173.59 and includes any cannon cracker, skyrocket, bottle rocket, torpedo, Roman candle, squib, fire balloon, star shell, gerb, or any article or substance used to produce a visible or audible pyrotechnic display, including similar, unless explicitly exempted.

Historic District. The area of the Mercer Street, Old Fitzhugh Road, or Hays Street Historic District having boundaries as established in the historic district ordinances and as shown in Exhibit "B".

DIVISION 2. FIREWORKS REGULATION

Sec. 16.05.003 Prohibited Acts

A person commits an offense if the person manufactures, assembles, sells, offers for sale, receives, uses, ignites, detonates, discharges, or otherwise sets off any fireworks within the Mercer Street, Old Fitzhugh Road, or Hays Street Historic District.

(a) Each such act, or each separate firework if individually packaged or distinguished, constitutes a separate offense.

(b) This prohibition applies regardless of whether the person intended to ignite the fireworks.

(c) These prohibitions are in addition to any applicable federal, state, county, or local regulations including burn ban requirements.

Sec. 16.05.004 Public Nuisance

Any violation of this Article is hereby declared to be a public nuisance. Fireworks found in violation shall be subject to immediate seizure and safe disposal by the Fire Chief or designee, a peace officer, or any person designated by the city council to issue citations pursuant to Article 12.03 of the code enforcement citation issuance ordinance, or their designees.

Sec. 16.05.005 Exceptions

This Article does not apply to:

(a) Pyrotechnic devices used by law enforcement; and

(b) Public fireworks displays expressly permitted by the City and conducted under the supervision of a licensed pyrotechnician with prior approval by the Fire Chief and full compliance with state regulations.

DIVISION 3. PENALTY AND DEFENSE

Sec. 16.05.006 Penalty

A person who knowingly or intentionally possesses fireworks in violation of this Article commits a misdemeanor punishable by a fine not to exceed $2000.

Sec. 16.05.007 Affirmative Defense

It is an affirmative defense under this Article that the fireworks were stored in a locked glove compartment, trunk, or other secured area of a motor vehicle and not accessible to the driver or passengers.

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-ground survey and represents only the approximate relative location of property boundaries.

N
W E
S

12

Old Fitzhugh Road

290

Mercer Street

Hays Street

290

12

Hays Street

0 230 460 920 1,380 1,840
Feet

Historic Overlay Districts
Approved February 17, 2015

- Historic District Overlay
- Mercer Historic District
- Old Fitzhugh Road Historic District
- Hays Street Historic District

Historic Districts Firework Prohibition Ordinance

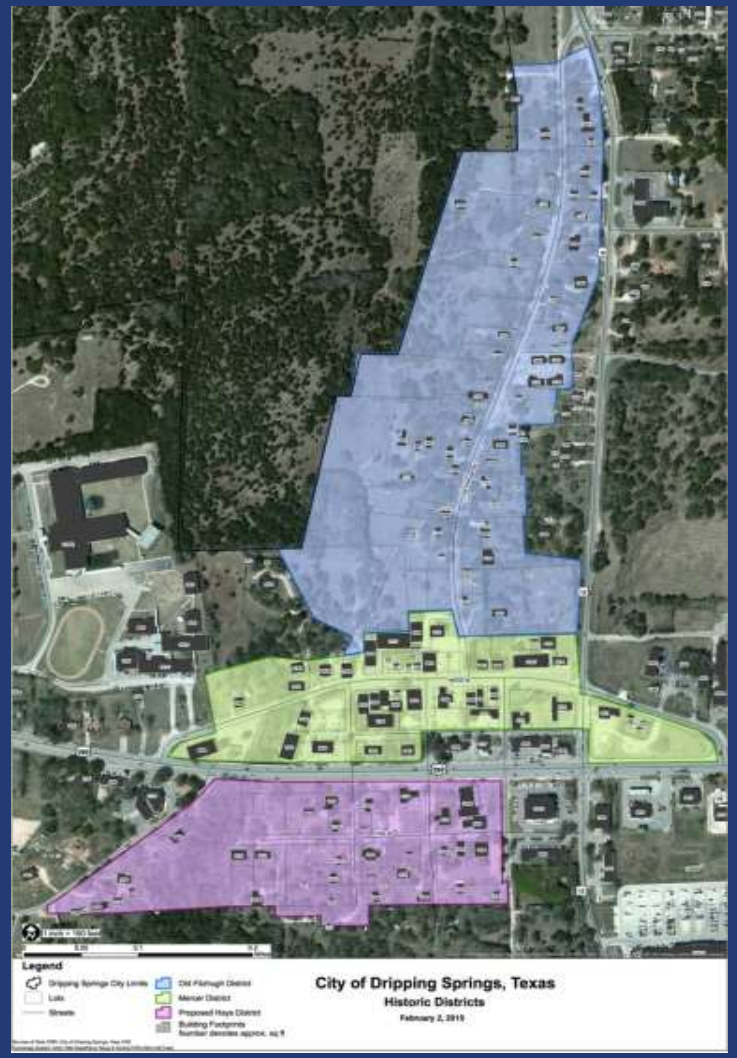
Roman Baligad, Emergency Preparedness & Homeland Security Director

DRIPPING SPRINGS
Texas

Historic Districts Firework Prohibition Ordinance

Purpose

Prohibiting the use, possession, and discharge of consumer fireworks within the Historic Districts to protect the area's historic structures, public safety, and quality of life.



DRIPPING SPRINGS
Texas

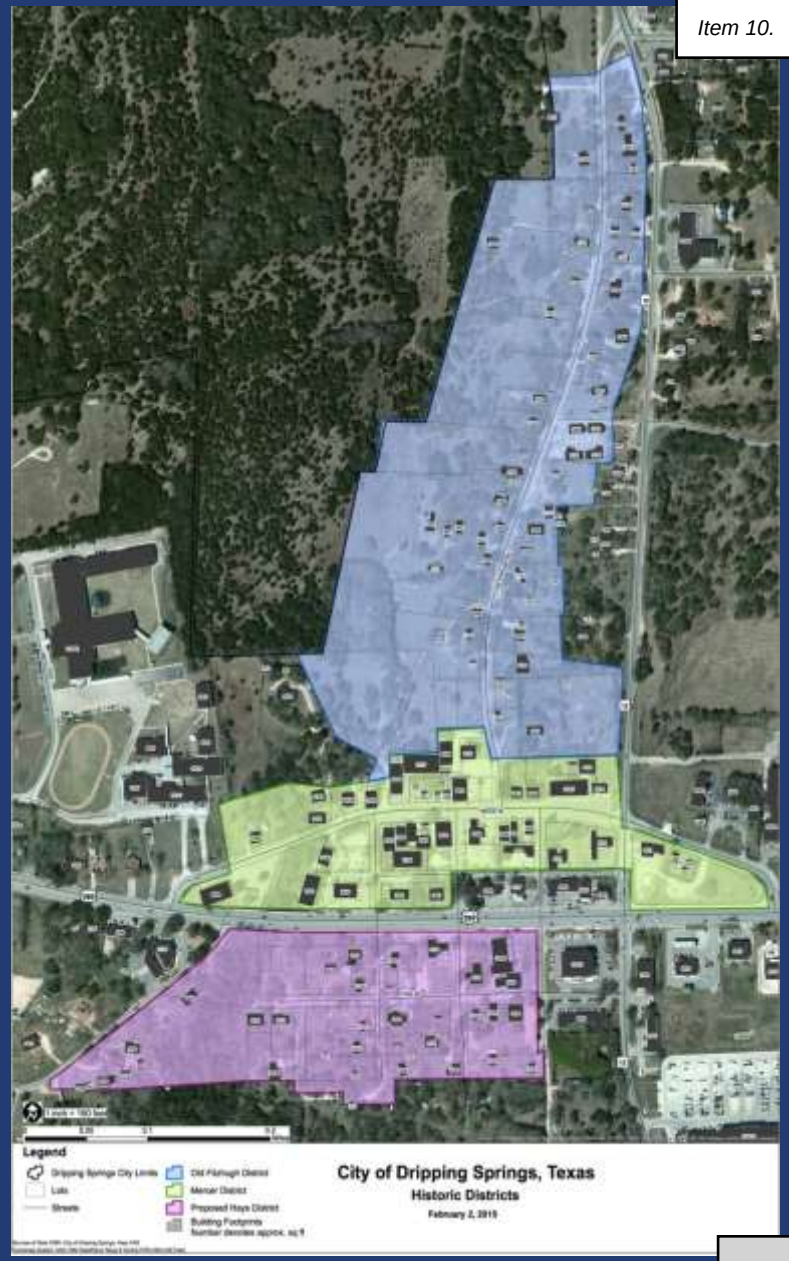
Historic Districts Firework Prohibition Ordinance

Concerns

- Fire Risk: Increased danger of fire due to aging wooden structures and dense building placement.
- Public Safety: Fireworks can cause injury to bystanders and residents, especially in crowded or confined areas.
- Noise & Nuisance: Fireworks disturb local wildlife, residents, and visitors, particularly those with sensory sensitivities or pets.
- Property Damage: Reports of scorch marks, debris, and broken windows from unauthorized firework use.
- Potential for Public Panic: Loud and sudden fireworks during festivals and events can be mistaken for gunfire or explosions, leading to confusion, fear, and possible crowd surges or injuries in a densely populated area.

Events

- Founders Day
- Christmas on Mercer
- Songwriters Festival
- Hometown Holidays
- Brewfest
- Christmas Tree Lighting



DRIPPING SPRINGS
Texas

Historic Districts Firework Prohibition Ordinance

Ordinance

Fireworks: Includes any firecracker, cannon cracker, skyrocket, torpedo, Roman candle, sparkler, squib, fire balloon, star shell, gerb, or any article or substance used to produce a visible or audible pyrotechnic display, including novelty or trick noisemakers, unless explicitly exempted.

- Prohibits use of fireworks whether purposeful or unintentional
- Does not apply to Public Fireworks Display
- Does not apply to Pyrotechnics used by law enforcement
- Creates an offense

DRIPPING SPRINGS
Texas

Staff Recommendation

- Emergency Management Committee recommends approval of Ordinance.
- Staff recommends approval of the Ordinance.



HISTORIC
DRIPPING SPRINGS
EST. 1853

QUESTIONS?

STAFF REPORT

City of Dripping Springs

PO Box 384
511 Mercer Street
Dripping Springs, TX 78620

Submitted By: Lisa Sullivan, People & Communications Director

Council Meeting Date: July 15, 2025

Agenda Item Wording: **Discuss and consider approval of draft bid package for wayfinding signage.** *Sponsor: Mayor Bill Foulds, Jr.*

Agenda Item Requestor: Lisa Sullivan

Summary/Background: As part of the City's ongoing efforts to enhance visitor experience, support local businesses, and improve traffic flow and connectivity, the need for a cohesive wayfinding signage system has been identified. A well-designed wayfinding program will help guide residents and visitors to key destinations including City Hall, the Visitor Center, historic Mercer Street and shops, parks, trails and other sites.

City staff has reviewed similar programs in peer cities and has been working with Studio 16:19 on design and implementation. We have our final design that was also approved by TxDOT. Studio 16:19 also worked on park signage, so the designs will complement each other and follow the brand guideline. This bid package will allow the City to now seek proposals from qualified firms with expertise to create and install the signage.

Budget: Half of the funding for the wayfinding signage installation package is included in the approved FY 2024-2025 Hotel Tax budget. The remaining amount is currently in the draft FY 2025-2026 budget. Staff will ensure that proposals fall within allocated funds and will bring a final contract to Council for approval before any work begins.

Commission Recommendations:

Recommended Council Actions: Staff recommends that City Council authorize the issuance of an RFP for the wayfinding signage package to move this important project forward.

Attachments: Wayfinding Bid Documents: Front End; Technical Specs; and Additional Conditions

Next Steps/Schedule: If approved, the following timeline will be set:

- July 21: 1st Notice sent to newspaper
- July 23: Notice printed by newspaper and all documents available online (Second notice printed July 30).
- July 30, 2:00pm: Optional Pre-Bid meeting
- August 5: Last chance for questions
- August 18, 2:00pm: Bid Opening
- September 2: On City Council meeting agenda for possible approval on recommended bid acceptance.

SUPPLEMENTAL
TECHNICAL SPECIFICATIONS
FOR SCOPE PROVIDED BY

studio 16:19™

design · collaborate · solve · impact

NOTE:

SHOULD ANY OVERLAP IN CONTRACT DOCUMENT LANGUAGE OCCUR, ALL CONTRACT LANGUAGE WITHIN GENERAL NOTES PROVIDED BY STUDIO 16:19 AS PART OF THE CONSTRUCTION DOCUMENT OR TECHNICAL SPECIFICATIONS SHALL BE SUPERSEDED BY OFFICIAL CITY OF DRIPPING SPRINGS CONTRACT DOCUMENTS AND SPECIFICATIONS AS PROVIDED IN THE BID DOCUMENTS.

TABLE OF CONTENTS

00 01 07 - PROJECT MANUAL SEALS

GENERAL

02 41 19 – SELECTIVE DEMOLITION

CONCRETE

03 30 00 - CAST-IN-PLACE CONCRETE

SPECIALTIES

05 70 00 – DECORATIVE METAL

Project Manual Seals

for

City of Dripping Springs Wayfinding Signage Plan

Dripping Springs, TX

PROJECT OWNER CONTACTS

For Information Regarding Proposals:

Lisa Sullivan
People & Communications Director
City of Dripping Springs
511 Mercer Street
Dripping Springs, TX 78620

p:: 512.858.4725
e:: lsullivan@cityofdrippingsprings.com

DESIGN TEAM CONTACTS

Principal/ Project PM / Landscape Architect

Jonathan Wagner, ASLA, RLA, LI
Studio 16:19, llc
305 West Liberty Avenue,
Round Rock, TX 78664

p:: 512.534.8680
e:: jwagner@studio1619.com



SECTION 024119 - SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Demolition and removal of selected site elements.

2. Salvage of existing items to be reused or recycled.

1.2 MATERIALS OWNERSHIP

A. Unless otherwise indicated, demolition waste becomes property of Contractor.

B. Historic items, relics, antiques, and similar objects including, but not limited to, cornerstones and their contents, commemorative plaques and tablets, and other items of interest or value to Owner that may be uncovered during demolition remain the property of Owner.

1. Carefully salvage in a manner to prevent damage and promptly return to Owner.

1.3 PREINSTALLATION MEETINGS

A. Predemolition Conference: Conduct conference at Project Site.

1.4 INFORMATIONAL SUBMITTALS

A. Engineering Survey: Submit engineering survey of condition of site.

B. Proposed Protection Measures: Submit report, including Drawings, that indicates the measures proposed for protecting individuals and property for environmental protection, dust control, and noise control. Indicate proposed locations and construction of barriers.

C. Schedule of selective demolition activities with starting and ending dates for each activity.

D. Predemolition photographs or video.

1.5 CLOSEOUT SUBMITTALS

A. Inventory of items that have been removed and salvaged.

1.6 FIELD CONDITIONS

A. Owner will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted.

B. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.

C. Notify Landscape Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.

D. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.

1. If suspected hazardous materials are encountered, do not disturb; immediately notify Landscape Architect and Owner. Hazardous materials will be removed by Owner under a separate contract.

E. Storage or sale of removed items or materials on-site is not permitted.

F. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.

1. Maintain fire-protection facilities in service during selective demolition operations.

G. Arrange selective demolition schedule so as not to interfere with Owner's operations.

1.7 WARRANTY

A. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during selective demolition, by methods and with materials and using approved contractors so as not to void existing warranties.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.

B. Standards: Comply with ASSE A10.6 and NFPA 241.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Verify that utilities have been disconnected and capped before starting selective demolition operations.

B. Inventory and record the condition of items to be removed and salvaged.

3.2 UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS

A. Existing Services/Systems to Remain: Maintain services/systems indicated to remain and protect them against damage.

B. Existing Services/Systems to Be Removed, Relocated, or Abandoned: Locate, identify, disconnect, and seal or cap off utility services and mechanical/electrical systems serving areas to be selectively demolished.

1. Owner will arrange to shut off indicated services/systems when requested by Contractor.

2. If services/systems are required to be removed, relocated, or abandoned, provide temporary services/systems that bypass area of selective demolition and that maintain continuity of services/systems to other parts of building.

3.3 PROTECTION

A. Temporary Protection: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.

B. Temporary Shoring: Design, provide, and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.

C. Remove temporary barricades and protections where hazards no longer exist.

3.4 SELECTIVE DEMOLITION

A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations and as follows:

1. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping. Temporarily cover openings to remain.

2. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.

3. Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain portable fire-suppression devices during flame-cutting operations.

4. Dispose of demolished items and materials promptly.

B. Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.

C. Removed and Salvaged Items:

1. Clean salvaged items.

2. Pack or crate items after cleaning. Identify contents of containers.

3. Store items in a secure area until delivery to Owner.

4. Transport items to Owner's storage area on-site.

5. Protect items from damage during transport and storage.

D. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition.

3.5 CLEANING

A. Remove demolition waste materials from Project site and dispose of them in an EPA-approved construction and demolition waste landfill acceptable to authorities having jurisdiction.

1. Do not allow demolished materials to accumulate on-site.

2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.

B. Burning: Do not burn demolished materials.

C. Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before selective demolition operations began.

END OF SECTION 024119

SECTION 033000 - CAST-IN-PLACE CONCRETE

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes cast-in-place concrete, including formwork, reinforcement, concrete materials, mixture design, placement procedures, and finishes.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Design Mixtures: For each concrete mixture.

C. Steel Reinforcement Shop Drawings: Placing Drawings that detail fabrication, bending, and placement.

1.3 INFORMATIONAL SUBMITTALS

A. Material certificates.

B. Material test reports.

C. Formwork Shop Drawings: Prepared by or under the supervision of a qualified professional engineer, detailing fabrication, assembly, and support of formwork.

D. Floor surface flatness and levelness measurements indicating compliance with specified tolerances.

1.4 QUALITY ASSURANCE

A. Manufacturer Qualifications: A firm experienced in manufacturing ready-mixed concrete products and that complies with ASTM C 94/C 94M requirements for production facilities and equipment.

1. Manufacturer certified according to NRMCA's "Certification of Ready Mixed Concrete Production Facilities."

B. Testing Agency Qualifications: An independent agency, qualified according to ASTM C 1077 and ASTM E 329 for testing indicated.

1.5 PRECONSTRUCTION TESTING

A. Preconstruction Testing Service: Owner will engage a qualified testing agency to perform preconstruction testing on concrete mixtures.

1.6 FIELD CONDITIONS

A. Cold-Weather Placement: Comply with ACI 306.1.

1. Do not use calcium chloride, salt, or other materials containing antifreeze agents or chemical accelerators unless otherwise specified and approved in mixture designs.

B. Hot-Weather Placement: Comply with ACI 301 and ACI 305.1.

PART 2 - PRODUCTS

2.1 CONCRETE, GENERAL

A. ACI Publications: Comply with the following unless modified by requirements in the Contract Documents:

1. ACI 301.

2. ACI 117.

2.2 FORM-FACING MATERIALS

A. Smooth-Formed Finished Concrete: Form-facing panels that provide continuous, true, and smooth concrete surfaces. Furnish in largest practicable sizes to minimize number of joints.

B. Rough-Formed Finished Concrete: Plywood, lumber, metal, or another approved material. Provide lumber dressed on at least two edges and one side for tight fit.

2.3 STEEL REINFORCEMENT

A. Reinforcing Bars: ASTM A 615/A 615M, Grade 60, deformed.

B. Bar Supports: Bolsters, chairs, spacers, and other devices for spacing, supporting, and fastening reinforcing bars and welded-wire reinforcement in place. Manufacture bar supports from steel wire, plastic, or precast concrete according to CRSI's "Manual of Standard Practice."

2.4 CONCRETE MATERIALS

A. Cementitious Materials:

1. Portland Cement: ASTM C 150/C 150M, Type I, gray.

2. Fly Ash: ASTM C 618, Class F or C.

3. Slag Cement: ASTM C 989/C 989M, Grade 100 or 120.

4. Blended Hydraulic Cement: ASTM C 595/C 595M, Type IL, portland-limestone cement.

B. Normal-Weight Aggregates: ASTM C 33/C 33M, graded.

1. Maximum Coarse-Aggregate Size: 3/4 inch nominal.

2. Fine Aggregate: Free of materials with deleterious reactivity to alkali in cement.

C. Lightweight Aggregate: ASTM C 330/C 330M, 3/8-inch nominal maximum aggregate size.

D. Air-Entraining Admixture: ASTM C 260/C 260M.

E. Chemical Admixtures: Certified by manufacturer to be compatible with other admixtures and that do not contribute water-soluble chloride ions exceeding those permitted in hardened concrete. Do not use calcium chloride or admixtures containing calcium chloride.

1. Water-Reducing Admixture: ASTM C 494/C 494M, Type A.

2. Retarding Admixture: ASTM C 494/C 494M, Type B.

3. Water-Reducing and Retarding Admixture: ASTM C 494/C 494M, Type D.

4. High-Range, Water-Reducing Admixture: ASTM C 494/C 494M, Type F.

5. High-Range, Water-Reducing and Retarding Admixture: ASTM C 494/C 494M, Type G.

6. Plasticizing and Retarding Admixture: ASTM C 1017/C 1017M, Type II.

F. Water: ASTM C 94/C 94M.

2.5 FIBER REINFORCEMENT

A. Synthetic Micro-Fiber: Monofilament polypropylene micro-fibers engineered and designed for use in concrete, complying with ASTM C 1116/C 1116M, Type III, 1/2 to 1-1/2 inches long.

B. Synthetic Micro-Fiber: Fibrillated polypropylene micro-fibers engineered and designed for use in concrete, complying with ASTM C 1116/C 1116M, Type III, 1/2 to 1-1/2 inches long.

2.6 WATERSTOPS

A. Flexible Rubber Waterstops: CE CRD-C 513 for embedding in concrete to prevent passage of fluids through joints. Factory fabricate corners, intersections, and directional changes.

B. Chemically Resistant Flexible Waterstops: Thermoplastic elastomer rubber waterstops for embedding in concrete to prevent passage of fluids through joints; resistant to oils, solvents, and chemicals. Factory fabricate corners, intersections, and directional changes.

C. Flexible PVC Waterstops: CE CRD-C 572 for embedding in concrete to prevent passage of fluids through joints. Factory fabricate corners, intersections, and directional changes.

D. Self-Expanding Butyl Strip Waterstops: Manufactured rectangular or trapezoidal strip, butyl rubber with sodium bentonite or other hydrophilic polymers, for adhesive bonding to concrete, 3/4 by 1 inch.

E. Self-Expanding Rubber Strip Waterstops: Manufactured rectangular or trapezoidal strip, bentonite-free hydrophilic polymer-modified chloroprene rubber, for adhesive bonding to concrete, 3/8 by 3/4 inch.

2.7 VAPOR RETARDERS

A. Sheet Vapor Retarder: ASTM E 1745, Class A. Include manufacturer's recommended adhesive or pressure-sensitive tape.

B. Sheet Vapor Retarder: ASTM E 1745, Class B. Include manufacturer's recommended adhesive or pressure-sensitive tape.

C. Sheet Vapor Retarder: ASTM E 1745, Class C. Include manufacturer's recommended adhesive or pressure-sensitive joint tape.

D. Sheet Vapor Retarder: Polyethylene sheet, ASTM D 4397, not less than 10 mils thick.

2.8 CURING MATERIALS

A. Evaporation Retarder: Waterborne, monomolecular film forming, manufactured for application to fresh concrete.

B. Absorptive Cover: AASHTO M 182, Class 2, burlap cloth made from jute or kenaf, weighing approximately 9 oz./sq. yd. when dry.

C. Moisture-Retaining Cover: ASTM C 171, polyethylene film or white burlap-polyethylene sheet.

D. Water: Potable.

E. Clear, Waterborne, Membrane-Forming Curing Compound: ASTM C 309, Type 1, Class B, dissipating.

F. Clear, Waterborne, Membrane-Forming Curing Compound: ASTM C 309, Type 1, Class B, nondissipating, certified by curing compound manufacturer to not interfere with bonding of floor covering.

G. Clear, Waterborne, Membrane-Forming Curing Compound: ASTM C 309, Type 1, Class B, 18 to 25 percent solids, nondissipating, certified by curing compound manufacturer to not interfere with bonding of floor covering.

H. Clear, Solvent-Borne, Membrane-Forming Curing and Sealing Compound: ASTM C 1315, Type 1, Class A.

I. Clear, Waterborne, Membrane-Forming Curing and Sealing Compound: ASTM C 1315, Type 1, Class A.

2.9 RELATED MATERIALS

A. Expansion- and Isolation-Joint-Filler Strips: ASTM D 1751, asphalt-saturated cellulosic fiber.

2.10 CONCRETE MIXTURES, GENERAL

A. Prepare design mixtures for each type and strength of concrete, proportioned on the basis of laboratory trial mixture or field test data, or both, according to ACI 301.

B. Cementitious Materials: Use fly ash, pozzolan, slag cement, and silica fume as needed to reduce the total amount of portland cement, which would otherwise be used, by not less than 40 percent.

C. Admixtures: Use admixtures according to manufacturer's written instructions.

1. Use water-reducing admixture in concrete, as required, for placement and workability.

2. Use water-reducing and -retarding admixture when required by high temperatures, low humidity, or other adverse placement conditions.

3. Use water-reducing admixture in pumped concrete, concrete for heavy-use industrial slabs and parking structure slabs, concrete required to be watertight, and concrete with a w/c ratio below 0.50.

2.11 CONCRETE MIXTURES FOR BUILDING ELEMENTS

A. Normal-Weight Concrete:

1. Minimum Compressive Strength 3500 psi at 28 days.

2. Maximum W/C Ratio: 0.40.

3. Slump Limit: 4 inches plus or minus 1 inch.

4. Air Content: 5.5 percent, plus or minus 1.5 percent at point of delivery for 1-1/2-inch nominal maximum aggregate size.

5. Air Content: 6 percent, plus or minus 1.5 percent at point of delivery for 3/4-inch nominal maximum aggregate size.

6. Air Content: Do not allow air content of trowel-finished floors to exceed 3 percent.

7. Synthetic Micro-Fiber: Uniformly disperse in concrete mixture at manufacturer's recommended rate, but not less than a rate of 1.0 lb/cu. yd.

2.12 FABRICATING REINFORCEMENT

A. Fabricate steel reinforcement according to CRSI's "Manual of Standard Practice."

2.13 CONCRETE MIXING

A. Ready-Mixed Concrete: Measure, batch, mix, and deliver concrete according to ASTM C 94/C 94M, and furnish batch ticket information.

1. When air temperature is between 85 and 90 deg F, reduce mixing and delivery time from 1-1/2 hours to 75 minutes; when air temperature is above 90 deg F, reduce mixing and delivery time to 60 minutes.

PART 3 - EXECUTION

3.1 FORMWORK INSTALLATION

A. Design, erect, shore, brace, and maintain formwork, according to ACI 301, to support vertical, lateral, static, and dynamic loads, and construction loads that might be applied, until structure can support such loads.

B. Construct formwork so concrete members and structures are of size, shape, alignment, elevation, and position indicated, within tolerance limits of ACI 117.

C. Do not chamfer exterior corners and edges of permanently exposed concrete.

3.2 EMBEDDED ITEM INSTALLATION

A. Place and secure anchorage devices and other embedded items required for adjoining work that is attached to or supported by cast-in-place concrete. Use setting drawings, templates, diagrams, instructions, and directions furnished with items to be embedded.

3.3 VAPOR-RETARDER INSTALLATION

A. Sheet Vapor Retarders: Place, protect, and repair sheet vapor retarder according to ASTM E 1643 and manufacturer's written instructions.

1. Lap joints 6 inches and seal with manufacturer's recommended tape.

3.4 STEEL REINFORCEMENT INSTALLATION

A. General: Comply with CRSI's "Manual of Standard Practice" for fabricating, placing, and supporting reinforcement.

1. Do not cut or puncture vapor retarder. Repair damage and reseal vapor retarder before placing concrete.

3.5 JOINTS

A. General: Construct joints true to line with faces perpendicular to surface plane of concrete.

B. Construction Joints: Install so strength and appearance of concrete are not impaired, at locations indicated or as approved by Architect.

C. Contraction Joints in Slabs-on-Grade: Form weakened-plane contraction joints, sectioning concrete into areas as indicated. Construct contraction joints for a depth equal to at least one-fourth of concrete thickness as follows:

1. Grooved Joints: Form contraction joints after initial floating by grooving and finishing each edge of joint to a radius of 1/8 inch. Repeat grooving of contraction joints after applying surface finishes. Eliminate groover tool marks on concrete surfaces.

2. Sawed Joints: Form contraction joints with power saws equipped with shatterproof abrasive or diamond-rimmed blades. Cut 1/8-inch- wide joints into concrete when cutting action does not tear, abrade, or otherwise damage surface and before concrete develops random contraction cracks.

D. Isolation Joints in Slabs-on-Grade: After removing formwork, install joint-filler strips at slab junctions with vertical surfaces, such as column pedestals, foundation walls, grade beams, and other locations, as indicated.

3.6 WATERSTOP INSTALLATION

A. Waterstops: Install in construction joints and at other locations indicated, according to manufacturer's written instructions.

3.7 CONCRETE PLACEMENT

A. Before placing concrete, verify that installation of formwork, reinforcement, and embedded items is complete and that required inspections are completed.

B. Deposit concrete continuously in one layer or in horizontal layers of such thickness that no new concrete is placed on concrete that has hardened enough to cause seams or planes of weakness. If a section cannot be placed continuously, provide construction joints as indicated. Deposit concrete to avoid segregation.

1. Consolidate placed concrete with mechanical vibrating equipment according to ACI 301.

3.8 FINISHING FORMED SURFACES

A. Smooth-Formed Finish: As-cast concrete texture imparted by form-facing material, arranged in an orderly and symmetrical manner with a minimum of seams. Repair and patch tie holes and defects. Remove fins and other projections that exceed specified limits on formed-surface irregularities.

1. Apply to concrete surfaces exposed to public view.

B. Related Unformed Surfaces: At tops of walls, horizontal offsets, and similar unformed surfaces adjacent to formed surfaces, strike off smooth and finish with a texture matching adjacent formed surfaces. Continue final surface treatment of formed surfaces uniformly across adjacent unformed surfaces unless otherwise indicated.

3.9 CONCRETE PROTECTING AND CURING

A. General: Protect freshly placed concrete from premature drying and excessive cold or hot temperatures. Comply with ACI 306.1 for cold-weather protection and ACI 305.1 for hot-weather protection during curing.

B. Evaporation Retarder: Apply evaporation retarder to unformed concrete surfaces if hot, dry, or windy conditions cause moisture loss approaching 0.2 lb/sq. ft. x h before and during finishing operations. Apply according to manufacturer's written instructions after placing, screeding, and bull floating or darbying concrete, but before float finishing.

C. Formed Surfaces: Cure formed concrete surfaces, including underside of beams, supported slabs, and other similar surfaces. If forms remain during curing period, moist cure after loosening forms. If removing forms before end of curing period, continue curing for remainder of curing period.

D. Cure concrete according to ACI 308.1, by one or a combination of the following methods:

1. Moisture Curing: Keep surfaces continuously moist for not less than seven days.

2. Moisture-Retaining-Cover Curing: Cover concrete surfaces with moisture-retaining cover for curing concrete, placed in widest practicable width, with sides and ends lapped at least 12 inches, and sealed by waterproof tape or adhesive. Cure for not less than seven days. Immediately repair any holes or tears during curing period, using cover material and waterproof tape.

3. Curing Compound: Apply uniformly in continuous operation by power spray or roller according to manufacturer's written instructions. Recoat areas subjected to heavy rainfall within three hours after initial application. Maintain continuity of coating and repair damage during curing period.

   a. Removal: After curing period has elapsed, remove curing compound without damaging concrete surfaces by method recommended by curing compound manufacturer.

4. Curing and Sealing Compound: Apply uniformly to floors and slabs indicated in a continuous operation by power spray or roller according to manufacturer's written instructions. Recoat areas subjected to heavy rainfall within three hours after initial application. Repeat process 24 hours later and apply a second coat. Maintain continuity of coating and repair damage during curing period.

3.10 CONCRETE SURFACE REPAIRS

A. Defective Concrete: Repair and patch defective areas when approved by Architect. Remove and replace concrete that cannot be repaired and patched to Architect's approval.

3.11 FIELD QUALITY CONTROL

A. Special Inspections: Owner will engage a special inspector and qualified testing and inspecting agency to perform field tests and inspections and prepare test reports.

END OF SECTION 033000

SECTION 057000 - DECORATIVE METAL

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Aluminum Panel

2. Aluminum Pole

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product, including finishing materials.

B. Shop Drawings: Show fabrication and installation details for decorative metal.

1. Indicate materials, finishes, fasteners, anchorages, and accessory items.

C. Patterns, Models, or Plaster Castings: For each custom casting required.

D. Samples: For each type of exposed finish.

PART 2 - PRODUCTS

2.1 DECORATIVE METAL FABRICATORS

2.2 ALUMINUM

A. Fabricate products from alloy and temper recommended by aluminum producer and finisher for type of use and finish indicated, and with strength and durability properties for each aluminum form required not less than that of alloy and temper designated below.

B. Bars and Shapes: ASTM B 221 (ASTM B 221M), Alloy 6063-T5/T52.

C. Pipe and Round Tubing: ASTM B 429/B 429M, Alloy 6063-T6.

D. Tubing: ASTM B 210 (ASTM B 210M), Alloy 6063-T832.

E. Plate and Sheet: ASTM B 209 (ASTM B 209M), Alloy 3003-H14.

F. Forgings: ASTM B 247 (ASTM B 247M), Alloy 6061-T6.

G. Castings: ASTM B 26/B 26M, Alloy A356.0-T6.

2.3 FASTENERS

A. Fastener Materials: Unless otherwise indicated, provide the following:

1. Aluminum Items: Type 316 stainless-steel fasteners.

2. Copper-Alloy (Bronze) Items: Silicon bronze (Alloy 651 or Alloy 655) fasteners where concealed, muntz metal (Alloy 280) fasteners where exposed.

3. Copper-Alloy (Brass) Items: Silicon bronze (Alloy 651 or Alloy 655) fasteners where concealed, brass (Alloy 260 or 360) fasteners where exposed.

4. Stainless-Steel Items: Type 316 stainless-steel fasteners.

5. Steel Items: Plated steel fasteners complying with ASTM B 633, Class Fe/Zn 25 for electrodeposited zinc coating where concealed, Type 304 stainless-steel fasteners where exposed.

6. Dissimilar Metals: Type 316 stainless-steel fasteners.

B. Provide tamper-resistant flat-head machine screws for exposed fasteners unless otherwise indicated.

C. Post-Installed Anchors: Fastener systems with an evaluation report acceptable to authorities having jurisdiction, based on ICC-ES AC193 or ICC-ES AC308.

1. Material for Interior Locations: Carbon-steel components zinc plated to comply with ASTM B 633 or ASTM F 1941 (ASTM F 1941M), Class Fe/Zn 5 unless otherwise indicated.

2. Material for Exterior Locations and Where Stainless Steel Is Indicated: Alloy Group 2 (A4) stainless-steel bolts, ASTM F 593 (ASTM F 738M), and nuts, ASTM F 594 (ASTM F 836M).

2.4 MISCELLANEOUS MATERIALS

A. Welding Rods and Bare Electrodes: Select according to AWS specifications for metal alloy welded.

B. Brazing Rods: For copper alloys, provide type and alloy as recommended by producer of metal to be brazed and as required for color match, strength, and compatibility in fabricated items.

C. Etching Cleaner for Galvanized Metal: Complying with MPI#25.

D. Galvanizing Repair Paint: High-zinc-dust-content paint complying with SSPC-Paint 20 and compatible with paints specified to be used over it.

E. Lacquer for Copper Alloys: Clear, acrylic lacquer specially developed for coating copper-alloy products.

F. Universal Shop Primer for Ferrous Metal: Fast-curing, lead- and chromate-free, universal modified-alkyd primer complying with MPI#79 and compatible with topcoat.

G. Epoxy Zinc-Rich Primer: Complying with MPI#20 and compatible with topcoat.

H. Bituminous Paint: Cold-applied asphalt emulsion complying with ASTM D 1187/D 1187M.

2.5 FABRICATION, GENERAL

A. Form decorative metal to required shapes and sizes, true to line and level with true curves and accurate angles and surfaces. Finish exposed surfaces to smooth, sharp, well-defined lines and arris.

B. Mill joints to a tight, hairline fit. Cope or miter corner joints. Fabricate connections that will be exposed to weather in a manner to exclude water.

C. Comply with AWS for recommended practices in shop **welding**. **Weld** behind finished surfaces without distorting or discoloring exposed side. Clean exposed **welded** joints of flux, and dress exposed and contact surfaces.

1. Where welding cannot be concealed behind finished surfaces, finish joints to comply with NOMMA's "Voluntary Joint Finish Standards" for Type 1 Welds: no evidence of a welded joint.

D. Provide castings that are sound and free of warp, cracks, blowholes, or other defects that impair strength or appearance. Grind, wire brush, sandblast, and buff castings to remove seams, gate marks, casting flash, and other casting marks.

2.6 FINISHES, GENERAL

A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.

B. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

2.7 ALUMINUM FINISHES

A. Finish designations prefixed by AA comply with the system established by the Aluminum Association for designating aluminum finishes.

B. Baked-Enamel or Powder-Coat Finish: AAMA 2603 except with a minimum dry film thickness of 1.5 mils (0.04 mm). Comply with coating manufacturer's written instructions for cleaning, conversion coating, and applying and baking finish.

1. Color and Gloss: As selected by Architect from manufacturer's full range.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Provide anchorage devices and fasteners where needed to secure decorative metal to in-place construction.

B. Set products accurately in location, alignment, and elevation, measured from established lines and levels.

C. Fit exposed connections accurately together to form tight, hairline joints or, where indicated, uniform reveals and spaces for sealants and joint fillers.

D. Do not cut or abrade finishes that cannot be completely restored in the field. Return items with such finishes to the shop for required alterations, followed by complete refinishing, or provide new units as required.

E. Install concealed gaskets, joint fillers, insulation, and flashings as work progresses.

F. Restore protective coverings that have been damaged during shipment or installation. Remove protective coverings only when there is no possibility of damage from other work.

G. Control of Corrosion: Prevent galvanic action and other forms of corrosion by insulating metals and other materials from direct contact with incompatible materials.

1. Coat concealed surfaces of aluminum that will be in contact with grout, concrete, masonry, wood, or dissimilar metals, with a heavy coat of bituminous paint.

END OF SECTION 057000

CONTRACT DOCUMENTS AND SPECIFICATIONS
FOR CONSTRUCTION OF

2025 CITY OF DRIPPING SPRINGS WAYFINDING SIGNAGE

Prepared For:

DRIPPING SPRINGS
Texas

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July, 8th 2025

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DIVISION A
BIDDING INFORMATION & REQUIREMENTS

Notice to Bidders
CITY OF DRIPPING SPRINGS, TEXAS
Wayfinding Signage

PUBLIC NOTICE

Notice is hereby given that the City of Dripping Springs, Texas is soliciting bids for a Wayfinding Signage Plan.

Plans, Bid Forms, Specifications, and Instructions to Bidders may be obtained via Civcast at CIVCAST BID PORTAL LINK and City of Dripping Springs Solicitation Website beginning July 23, 2025. A bid package set will also be available for viewing at City of Dripping Springs City Hall.

Sealed bids will be received by the **City of Dripping Springs,** via **CIVCAST** until **2:00 p.m.** on **August 18, 2025,** and then virtually opened, read, and taken under advisement. A link to the Bid opening meeting will be posted on CIVCAST. Bids will be for the furnishing of all necessary materials, machinery, equipment, labor, superintendence, and all other services and appurtenances required for the construction of the Project titled **Wayfinding Signage Plan** and shall include acknowledgement of any addenda submitted, and all other documents included in said bid call. No bids may be withdrawn after the scheduled opening time. Any bids received after scheduled bid opening time will be returned unopened. Said bid shall be marked:

"**Wayfinding Signage Plan**"

Bids must be submitted on City of Dripping Springs bid forms and must be accompanied by an acceptable bid security in the form of a cashier's check or bid bond, payable to the City of Dripping Springs, Texas, equal to five percent (5%) of the total bid amount. Bids must be submitted through CIVCAST (Project ID: City of Dripping Springs Wayfinding Signage Plan).

Plans, Bid Forms, Specifications, and Instructions to Bidders may be obtained via **CIVCAST** at https://www.civcastusa.com/project/686d8009c015d4f13139aad5/summary and **CITY OF DRIPPING SPRINGS SOLICITATION WEBSITE** https://www.cityofdrippingsprings.com/requestforbids, beginning **July 23, 2025**. A bid package set will also be available for viewing at City of Dripping Springs City Hall.

Optional Pre-Submittal Conference:

Date/Time:	July 30, 2025
Time:	2:00 p.m.
Location:	Virtually, a link to the Pre-Bid conference will be posted on CIVCAST.

Should this solicitation fail to contain sufficient information in order for interested firms to obtain a clear understanding of the services required by the City, or should it appear that the instructions outlined in the solicitation are not clear or are contradictory, any interested firm may in writing request clarification no later than 5 p.m. on August 12, 2025 on CivCast Bid Portal. Written requests from interested firms and written responses by the City will be provided to all Applicants.

INSTRUCTIONS TO BIDDERS

1. NONRESPONSIVE BIDS: BIDS, AT A MINIMUM, WILL BE CONSIDERED NONRESPONSIVE IF FAILURE TO:
   - *Sign Bid Form*
   - List *Unit Bid Price* for each item
   - List *Total Amount of Bid*
   - Include *Bid Bond*: All bids shall be accompanied by a certified cashier's check upon a National or State bank in an amount not less than five percent (5%) of the total maximum bid price, payable without recourse to City, or a bid bond in the same amount from a reliable surety company, as a guarantee that the bidder will enter into a contract and execute performance and payment bonds within ten (10) days after notice of award of contract to him where required. Bid guarantees must be submitted in the same sealed envelope with the bid. Bids submitted without check or bid bonds will not be considered.
   - Include *Non-Collusion Statement*: Each bidder shall file a statement executed by, or on behalf of, the person, firm, association, or corporation submitting the bid certifying that such person, firm, association, or corporation has not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action, in restraint of free competitive bidding in connection with the submitted bid. Failure to submit the executed statement as part of the bidding documents will make the bid nonresponsive and not eligible for award consideration.
   - Include *Conflict of Interest Statement:* The City requires bidder to supply signed and notarized Certificate of Interested Parties (TEC Form 1295).
   - Include *Information From Bidder / References:* The City REQUIRES bidder to supply with this Bid, the Information From Bidders form with a statement of qualifications with information of three (3) similar projects completed by Bidder within the last five (5) years including three (3) references including name of firm, address, telephone number and name of representative. Additional information REQUIRED includes experience data, subcontractor list, if applicable, and data on equipment expected to be used on the work.

2. ALL INFORMATION REQUIRED BY THE BID FORM MUST BE FURNISHED OR THE BID WILL BE DEEMED NON-RESPONSIVE. WHERE THERE IS AN ERROR IN THE EXTENSION OF PRICE, THE UNIT PRICE SHALL GOVERN.

3. ONE (1) DIGITAL COPY OF ALL BIDS MUST BE SUBMITTED ON CIVCAST BID PORTAL.

4. Should this solicitation fail to contain sufficient information in order for interested firms to obtain a clear understanding of the services required by the City, or should it appear that the instructions outlined in the solicitation are not clear or are contradictory, any interested firm may in writing request clarification no later than **5:00 p.m. on August 12, 2025**. The interested firm shall submit written clarification request within the online CIVCAST portal and written requests from interested firms and written responses by the City will be provided to all Applicants who has requested to receive such information. Firms can also submit their interest through https://www.cityofdrippingsprings.com/requestforbids. Questions and responses will also be available on the City website.

5. Prior to submitting any bid, bidders are required to read the plans, specifications, bid, contract and bond forms carefully; to inform themselves by their independent research, test and investigation of the difficulties to be encountered and judge for themselves of the accessibility of the work and all attending circumstances affecting the cost of doing the work and the time required for its completion and obtain all information required to make an intelligent bid.

6. Each proposal and the proposal guaranty must be originals and must be sealed in an envelope plainly marked with the name of the Project, and the name and the address of the Bidder. When submitted by mail, this envelope shall be placed in another envelope addressed as indicated in this Notice to Bidders.

7. Only bids and bid guaranties actually in the hands of the designated official at the time set in this Notice to Bidders shall be considered per the bid notice. Bids submitted by telephone, telegraph, or fax will not be considered.

8. In case of ambiguity or lack of clarity in the statement of prices in the bids, the City reserves the right to consider the most favorable analysis thereof, or to reject the bid. Unreasonable (or unbalanced) prices submitted in a bid may result in rejection of such bid or other bids.

9. Any quantities given in any portion of the contract documents, including the plans, are estimates only, and the actual amount of work required may differ somewhat from the estimates. The basis for the payment shall be the actual amount of work done and/or material furnished.

10. All bid securities will be returned to the respective bidders within twenty-five (25) days after bids are opened, except those which the City elects to hold until the successful bidder has executed the contract. Thereafter, all remaining securities, including security of the successful bidder, will be returned within sixty (60) days.

11. Performance and Payment Bonds: Section 262.032 and of the Texas Local Government Code and Section 2253.021 of the Texas Government Code governs the requirements for performance bonds and payment bonds for government entities making public work contracts. A performance bond is required if the contract is in excess of $50,000 and is to be made for the full amount of the contract. A payment bond is required if the contract is in excess of $25,000 and is to be made for the full amount of the contract. The bonds are to be executed within ten (10) days after receipt of written notification of award of contract prior to beginning work on the project and must be executed by a corporate surety or sureties in accordance with the Texas Insurance Code. In the event the bond exceeds $100,000.00, the surety must also: (1) hold a certificate of authority from the United States secretary of the treasury to qualify as a surety on obligations permitted or required under federal law; or (2) have obtained reinsurance for any liability in excess of $100,000.00 from a reinsurer that is authorized and admitted as an insurer in this state and is the holder of a certificate of authority from the United States secretary of the treasury to qualify as a surety or reinsurer on obligations permitted or required under federal law. In determining whether the surety or reinsurer holds a valid certificate of authority the City may rely on the list of companies holding certificates of authority as published in the Federal Register covering the date on

which the bond is to be executed. If the public works contract is less than $50,000 the performance bond will not be required as long as the contract provides that payment is not due until the work is completed and accepted by the City. The purpose of a performance bond is for the protection of the government entity and is conditioned on the faithful performance of the work being done by the contractor in accordance with the plans, specifications and contract documents. The payment bond is for the protection of persons supplying labor and materials to the contractor to ensure payment.

12. Contract Times and Liquidated Damages - Bidders must agree to commence work on or before a date to be specified in a written "Notice to Proceed" of the City, and to fully complete the project within the specified time stated in the proposal. Bidders must agree to pay liquidated damages of as listed in *Section C-7* to the City for every day past the specified completion date stated in the proposal.

13. All of the items listed are to be on a "per unit" basis, stating a firm price per unit or unit quantity of each item. This price must be good from the date of Bid opening through the completion of the project. Bids which do not state a fixed price will not be considered. The City Council may award a contract for the period implied or expressly stated in the lowest and/or best Bid.

14. The City reserves the right to award the contract on the basis of the Base Bid and any combination of Alternative Bid items which appears most advantageous to the City, to reject any or all bids, to waive objections based on failure to comply with formalities and to allow the correction of obvious or patent errors. Unless all bids are rejected, Owner agrees to give Notice of Award of contract to the successful bidder within **sixty (60) days** from the date of the bid opening or for such longer period of time that the Bidder may agree to in writing upon request of Owner.

15. Bidders for the construction work must submit a satisfactory cashier's or certified check, or bidder's bond from a surety duly authorized and licensed in the State of Texas, payable without recourse to the order of the City, in an amount not less than five percent (5%) of the total bid based on the bid which check or bond shall be submitted as a guarantee that the bidder will enter into a contract and executed performance and payment bonds within ten (10) days after Notice of Award of contract is given to him for contracts in excess of $25,000.00. Bids without the required check or bond will NOT be considered.

16. The successful bidder for the construction of the improvements must furnish a satisfactory Certificate of Insurance, and a satisfactory Performance Bond in the amount of 100% of the total contract price where required herein, and a satisfactory Payment Bond in such amount, both duly executed by such bidder as principal and by a corporate surety duly authorized so to act under the laws of the State of Texas. The successful bidder will be required to provide Performance and Payment Bonds issued by an insurance company which meets the minimum State requirements and is licensed in the State of Texas, and has a Best's Key Rating as follows:

Construction Contract	Rating
25,001 - 250,000	None
250,000 - 1,000,000	B
Over - 1,000,000	A

All lump sum and unit prices must be stated in both script and figures.

17. Bidders are expected to inspect the site of the work and to inform themselves regarding all local conditions.

18. The Instructions to Bidders, Forms of Bid, Form of Contract, Plans, Specifications, Form of Bid Bond, Performance and Payment Bonds, and other contractual documents may be examined free of charge at the City of Dripping Springs, 511 Mercer St., Dripping Springs, Texas, 78620.

19. Sales Tax: The City is by statute, exempt from the State Sales Tax and Federal Excise Tax.

DIVISION B
BID PROPOSAL

Project: **WAYFINDING SIGNAGE PLAN**

THIS BID IS SUBMITTED TO:

City of Dripping Springs
City Hall
511 Mercer St.
Dripping Springs, Texas 78620

FROM:_____
Contractor

1. The undersigned BIDDER proposes and agrees, if this Bid is accepted, to enter into an Agreement with OWNER in the form included in the Contract Documents to perform and furnish all Work as specified or indicated in the Contract Documents for the Contract Price and within the Contract Time indicated in this Bid and in accordance with the other terms and conditions of the Contract Documents.

2. BIDDER agrees to commence Work under this Contract on a date to be specified in written "Notice to Proceed" of the OWNER and to reach Substantial Completion of the Work within **ninety (90) calendar days, after permitting is completed**. BIDDER further agrees to pay, as liquidated damages, the sum for each consecutive working day thereafter as provided in Division C, Section 7 thereafter that Substantial Completion has not been reached as provided in the Agreement.

3. BIDDER accepts all of the terms and conditions of the Advertisement, Notice to Bidders and Instructions to Bidders, including without limitation those dealing with the deposition of Bid Security. This Bid will remain subject to acceptance for **60 calendar days** after the day of Bid opening. BIDDER will sign and submit the Agreement with the Bonds and other documents required by the Bidding Requirements within **10 calendar days** after the date of OWNER's Notice of Award.

4. In submitting Bid, BIDDER represents, as more fully set forth in the Agreement, that:

   A. BIDDER has examined copies of all the Bidding Documents and of the following Addenda (receipt of all which is hereby acknowledged):

      Addendum No.:_____ Dated: _____
      Addendum No.:_____ Dated: _____
      Addendum No.:_____ Dated: _____
      Addendum No.:_____ Dated: _____
      Addendum No.:_____ Dated: _____

   B. BIDDER has familiarized itself with the nature and extent of the Contract Documents, Work, site, locality, and all local conditions and Laws and Regulations that in any manner may affect cost, progress, performance, or furnishing of the Work.

D. BIDDER has obtained and carefully studied (or assumes responsibility for obtaining and carefully studying) all such examinations, investigations, explorations, tests, and studies that pertain to the subsurface or physical conditions at the site or otherwise may affect the cost, progress, performance, or furnishing of the Work as BIDDER considers necessary for the performance or furnishing of the Work at the Contract Price, within the Contract Time, and in accordance with the other terms and conditions of the Contract Documents; and no additional examinations, investigations, explorations, tests, reports, or similar information or data are or will be required by BIDDER for such purposes.

E. BIDDER has reviewed and checked all information and data shown or indicated on the Contract Documents with respect to existing Underground Facilities at or contiguous to the site and assumes responsibility for the accurate location of said Underground Facilities. No additional examinations, investigations, explorations, tests, reports, or similar information or data in respect of said Underground Facilities are or will be required by BIDDER, of the OWNER and/or the ENGINEER, in order to perform and furnish the Work at the Contract Price, within the Contract Time, and in accordance with the other terms and conditions of the Contract Documents.

F. BIDDER has correlated the results of all such observations, examinations, investigations, explorations, tests, reports, and studies with the terms and conditions of the Contract Documents.

G. BIDDER has given ENGINEER written notice of all conflicts, errors, or discrepancies that it has discovered in the Contract Documents, and the written resolution thereof by ENGINEER is acceptable to BIDDER.

H. This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm, or corporation, and is not submitted in conformity with any Agreement or rules of any group, association, organization, or corporation; BIDDER has not directly or indirectly induced or solicited any other BIDDER to submit a false or sham Bid; BIDDER has not solicited or induced any person, firm, or corporation to refrain from bidding; and BIDDER has not sought by collusion to obtain for itself any advantage over any other BIDDER or over OWNER.

5. The following documents (signed and completed) are attached to and made a condition of this Bid:

A. Required Bid Security in the form of a Bid Bond, Cashier's Check, or Certified Check.
B. Non-Collusion Affidavit
C. Conflict of Interest Statement (Form 1295)
D. Information From Bidders Form

RESPECTFULLY SUBMITTED on _____, 2025.

By:_____
(Authorized Signature)

Bidder, if the Bidder is an individual
Partner, if the Bidder is a Partnership
Officer, if the Bidder is a Corporation

_____
(Typed or Printed Name and Title)

Bidder:_____
(Name of Company)

Business Address: _____

_____

_____

Telephone No: _____

IF Bidder is a Corporation:

ATTEST

_____
(Signature of Witness) (Corporate Seal)

_____
(State of Incorporation)

IF Bidder is a Joint Venture:

Each joint venture must sign a separate copy of this page. The manner of signing for each individual, partnership, and corporation that is a party to the joint venture should be in the manner indicated above.

NON-COLUSION AFFIDAVIT
PRIME BIDDER

STATE OF TEXAS {}

COUNTY OF HAYS {}

being first duly sworn, deposes and says

That he is _____
(a Partner of Officer of the firm of, etc.)

the party making the foregoing proposal or bid, that such proposal or bid is genuine and not collusive or sham; that said Bidder has not colluded, conspired, connived or agreed, directly or indirectly, sought by agreement or collusion, or communication or conference, with any person, to fix the bid price or affiant or of any other Bidder, or to secure any advantage against the City of Dripping Springs or any person interested in the proposed Contract; and that all statements in said proposal or bid are true.

_____
Signature of

Bidder, if the Bidder is an individual
Partner, if the Bidder is a Partnership
Officer, if the Bidder is a Corporation

Subscribed and sworn before me this _____ day of _____, **2025**.

_____
Notary Public

My Commission expires:

_____

INFORMATION FROM BIDDERS

THE FOLLOWING INFORMATION MUST BE COMPLETED AND SUBMITTED WITH THE BID PROPOSAL. Failure to provide the information will cause the Bid to be non-responsive and may cause its rejection.

Statement of Qualifications: Provide information for 3 similar projects completed by Bidder within last 5 years.

1. Name of Project:_____
   Project Owner: _____
   Owner Contact Person & Phone No.:_____
   Value of Contract:_____
   Date Completed:_____
   Bidder's Project Manager:_____
   Bidder's Project Superintendent:_____

2. Name of Project:_____
   Project Owner: _____
   Owner Contact Person & Phone No.:_____
   Value of Contract:_____
   Date Completed:_____
   Bidder's Project Manager:_____
   Bidder's Project Superintendent:_____

3. Name of Project:_____
   Project Owner: _____
   Owner Contact Person & Phone No.:_____
   Value of Contract:_____
   Date Completed:_____
   Bidder's Project Manager:_____
   Bidder's Project Superintendent:_____

Experience Data: Provide the name and attach experience records of the Project Manager and Superintendent you are proposing for this Project.

1. Name of Proposed Project Manager:_____
2. Name of Proposed Project Superintendent:_____

Subcontractors: Submit a list of proposed Subcontractors who will perform the following work as well as list the proposed subcontractors who will perform work having a value of more than ten (10) percent of the total contract amount.

1. Traffic Control_____

Other Subcontractors Exceeding 10% of total contract amount:

2. _____
3. _____
4. _____

Financial Status: A confidential financial statement will be submitted by the apparent successful low Bidder only if the City deems it necessary.

Data on Equipment to be used on the Work: List the equipment you own that is available for the proposed work.

Description, Size, Capacity, Etc.	Quantity	Condition	Years in Service	Present Location

BID BOND

KNOW ALL MEN BY THESE PRESENT, that we the undersigned _____as Principal, and _____ as Surety, are hereby held and firmly bound unto the City of Dripping Springs, Texas as Owner in the penal sum of_____; for payments of which, well and truly to be made, we hereby jointly and severally bid ourselves, our heirs, executors, administrators, successors, and assigns. Signed this _____day of _____, **2025**.

The condition of the above obligation is such that whereas the Principal has submitted to the City of Dripping Springs, Texas a certain Bid, attached hereto and hereby made a part hereof to enter into a Contract in writing for the Wayfinding Signage Plan.

NOW, THEREFORE,

(a) If said Bid shall be rejected, or in the alternate,
(b) I said Bid shall be accepted and the Principal shall execute and deliver a Contract I the Form of Contract attached hereto (properly complying in accordance with said Bid) and shall furnish a bond for his faithful performance of said Contract, and for the payment of all persons performing labor or furnishing materials in connection therewith, and shall in all other respect perform the Agreement created by the acceptance of said Bid,

Then this obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety, and its bonds shall be in no way impaired or affected by any extension of the time within which the Owner may accept such Bid; and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth here.

_____	_____
Principal (Seal)	Surety (Seal)
By:_____	By:_____
Signature	Signature
_____	_____
Print Name	Print Name

CITY OF DRIPPING SPRINGS CONFLICT OF INTEREST STATEMENT

I hereby acknowledge that I am aware of the Local Government Code of the State of Texas, Section 176.006 regarding conflicts of interest and will abide by all provisions as required by Texas law.

Certificate of Interested Parties (TEC Form 1295). For contracts needing City Council approval, or any subsequent changes thereto requiring City Council approval, the City may not accept or enter into a contract until it has received from the Contractor a completed, signed, and notarized TEC Form 1295 complete with a certificate number assigned by the Texas Ethics Commission ("TEC"), pursuant to Texas Government Code § 2252.908 and the rules promulgated thereunder by the TEC. The Contractor understands that failure to provide said form complete with a certificate number assigned by the TEC may prohibit the City from entering into this Agreement. Pursuant to the rules prescribed by the TEC, the TEC Form 1295 must be completed online through the TEC's website, assigned a certificate number, printed, signed and notarized, and provided to the City. The TEC Form 1295 must be provided to the City prior to the award of the contract. The City does not have the ability to verify the information included in a TEC Form 1295, and does not have an obligation or undertake responsibility for advising Contractor with respect to the proper completion of the TEC Form 1295.

Printed name of person submitting form:
Name of Company:
Date:
Signature of person submitting form:

NOTARIZED:

Sworn and subscribed before me, **by**_____ **on**_____**.** **(date)**

https://www.ethics.state.tx.us/filinginfo/1295/

DIVISION C
CONTRACT, BOND & INSURANCE FROMS & REQUIREMENTS

CONSTRUCTION CONTRACT TEMPLATE

THIS CONSTRUCTION CONTRACT (hereinafter the "Contract") made this the _____day of _____, 2025 ("Effective Date") by and between _____ (a Texas limited liability company), whose address is _____ (hereinafter called the "*Contractor*"), and the CITY OF DRIPPING SPRINGS (hereinafter called the "*City*") acting herein by its Mayor, Bill Foulds, Jr. hereunto duly authorized.

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, **Wayfinding Signage Plan** 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 **Wayfinding Signage Plan** as described in the bid 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, in accordance with the Contract dated the _____, **Wayfinding Signage Plan** 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 **ninety (90) consecutive calendar days** after permitting is complete, following 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 bid 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.

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 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 period of 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, 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 Affidavit regarding Prohibition on Contracts with Companies Boycotting Israel (Texas Government Code Chapter 2270). Contractor agrees by approving this Contract that it is in compliance with the Prohibition on Contracts with Companies Boycotting Israel (Texas Government Code Chapter 2270). Additional Disclosures may be required based on state and federal law and this will be included in the contract.

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 **$_____**
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 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:

a. This Contract
b. General Conditions
c. Plans
d. Specifications
e. Instructions and Notice to Bidders
f. Performance and Payment Bond (if required)
g. Certificate of Insurance
h. Wage Rates
i. Addenda
j. Contractor's Signed Bid Form

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, bids, 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

6.1. 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 bid documents described above.

6.2. Amendment. This Contract and the bid 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:	If to the Contractor:
Michelle Fischer, City Administrator	Name
City of Dripping Springs	Firm
P.O. Box 384	Address:
Dripping Springs, Texas 78620	

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 bid 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. Bidders must agree to pay liquidated damaged per Section C-7 of this Contract to the City for every day past the specified completion date stated in the proposal.

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.

_____ ATTEST:
_____
(The Contractor)

By_____ By_____

Title: _____ 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 in behalf of said corporation by authority of its governing body, and is within the scope of its corporate powers.

Corporate
Seal _____
(Corporate Secretary)

CITY OF DRIPPING SPRINGS

ATTEST:

By_____ By_____
Bill Foulds, Jr. - Mayor Andrea Cunningham - City Secretary

PERFORMANCE BOND

(As required by Chapter 2253, Texas Government Code)
v

THE STATE OF {}
COUNTY OF {}

KNOW ALL MEN BY THESE PRESENTS: That we

(1)_____, a

(2) _____of hereafter called Principal and

(3) _____

of _____, State of _____, hereinafter called the Surety, are held and firmly

bound unto (4) the City of Dripping Springs, Texas hereinafter called Owner, in the penal sum of

_____($_____) Dollars

in lawful money of the United States, to be paid in (5) HAYS COUNTY, TEXAS for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by the these presents.

THE CONDITIONS OF THIS OBLIGATION is such that whereas, the Principal entered into a certain contract with (6) the City of Dripping Springs the Owner, dated the ____ day of _____**2025**, a copy of which is hereto attached and made a part hereof for the construction of :

WAYFINDING SIGNAGE PLAN

(hereinafter called the "Work").

Date of Bond must not be prior to Date of Contract.

These notes refer to the numbers in body of Contract above:

(1) Correct name of Contractor
(2) A Corporation, or Partnership or an Individual, as case may be
(3) Correct name of Surety
(4) Correct name of Owner
(5) County and State
(6) Owner

NOW, THEREFORE, if the Principal shall well, truly and faithfully perform the work in accordance with the Plans, Specifications and Contract Documents during the original term thereof, and any extensions thereof which may be granted by the Owner with or without notice to the Surety, and if he shall satisfy all claims and demands incurred under such Contract, and shall fully indemnify and save harmless the Owner from all costs and damages which it may suffer by reason of failure to do so, and shall reimburse and repay the Owner all outlay and expenses which the Owner may incur in making good any default, then this obligation shall be void; otherwise to remain in full force and effect.

PROVIDED FURTHER, that if any legal action be filed upon this Bond, venue shall lie in Hays County, State of Texas, and that the said surety, for value received hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract or to the work to be performed there under or the Specifications accompanying the same, shall in any wise affect its obligation on this Bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or in the work or to the Specifications.

IN WITNESS WHEREOF, this Instrument is executed in six counterparts, each one of which shall be deemed an original, this the _____ day of _____, **2025**.

ATTEST:

_____
(Principal) Secretary

_____
PRINCIPAL

By: _____

(SEAL)

_____
Address (State & Zip Code)

_____
Witness as to Principal

_____
Telephone Number

_____
Address (State and Zip Code)

ATTEST:

_____
(Surety) Secretary

_____
SURETY

By:_____

(SEAL)

_____
Address (State and Zip Code)

_____
Witness as to Surety

_____
Telephone No. (Area Code)

_____

PAYMENT BOND

(As required by Chapter 2253, Texas Government Code)

THE STATE OF {}
COUNTY OF {}

KNOW ALL MEN BY THESE PRESENTS: That we

(1) _____, a

(2) _____ of hereinafter called Principal and

(3) _____

of _____, State of _____, hereinafter called the Surety, are held and firmly bound unto (4) the City of Dripping Springs, Texas hereinafter called Owner, and unto all Persons, Firms, and Corporation who may furnish materials for, or perform labor upon the building or improvements hereinafter referred to in the penal sum of

_____($_____) Dollars in lawful money of the United States, to be paid in (5) HAYS COUNTY, TEXAS for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by the these presents.

THE CONDITIONS OF THIS OBLIGATION is such that whereas, the Principal entered into a certain contract with (6) the City of Dripping Springs The Owner, dated the ___ day of _____, **2025**, a copy of which is hereto attached and made a part hereof for the construction of

PARK SYSTEM SIGNAGE PHASE 2_____

_____

(hereinafter called the "Work").

Date of Bond must not be prior to Date of Contract.

These notes refer to the numbers in body of Contract above:

(1) Correct name of Contractor
(2) A Corporation, or Partnership or an Individual, as case may be
(3) Correct name of Surety
(4) Correct name of Owner
(5) County and State
(6) Owner

NOW, THEREFORE, if the Principal shall well, truly and faithfully perform the work in accordance with the Plans, Specifications and Contract Documents during the original term thereof, and any extensions thereof which may be granted by the Owner with or without notice to the Surety, and if he shall satisfy all claims and demands incurred under such Contract, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

This Bond is made and entered into solely for the prosecution of all claimants supplying labor and material in the prosecution of the work provided for in said Contract, and all such claimants shall have a direct right of action under the Bond as provided in Section 2253.073, Texas Government Code.

PROVIDED FURTHER, that if any legal action be filed upon this Bond, venue shall lie in Hays County, State of Texas, and that no change, extension of time, alteration or addition to the terms of the Contract or to the work to be performed thereunder or the Specifications accompanying the same, shall in any wise affect its obligation on this Bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or in the work or to the Specifications.

PROVIDED FURTHER, that no final settlement between the Owner and the Contractor shall abridge the right of any beneficiary hereunder, whose claim may be unsatisfied.

IN WITNESS WHEREOF, this instrument is executed in six counterparts, each one of which shall be deemed an original, this the _____ day of _____ **2025**.

ATTEST:

_____
(Principal) Secretary

_____
PRINCIPAL

By: _____

(SEAL)

_____
Address (State & Zip Code)

_____
Witness as to Principal

_____
Telephone Number

_____
Address (State and Zip Code)

ATTEST:

_____
(Surety) Secretary

_____
SURETY

By:_____

(SEAL)

_____
Address (State and Zip Code)

_____
Witness as to Surety

_____
Telephone No. (Area Code)

_____
Address (State and Zip Code)

NOTE: If Contractor is Partnership, all Partners should execute Bond.

PERFORMANCE – PAYMENT BOND FORM
M-24, 25, Attach. Sa

_____ _____ (SEAL)
Individual Principal

_____ _____
Address (State and Zip Code) Business – Address

_____ _____
Telephone Number (Area Code) Telephone Number (Area Code)

ATTEST: _____
Corporate Principal

_____ _____
(State and Zip Code) Business Address Name

_____
Telephone Number (Area Code)

_____ _____
Address (State and Zip Code) (Affix Corporate Seal)

ATTEST: By: _____

_____
Address (State and Zip Code)

_____
Corporate

_____
Surety

_____
Business Address

_____
(Affix Corporate Seal)

_____
Telephone

CERTIFICATE AS TO CORPORATE PRINCIPAL

I, _____, certify that I am the Secretary of the Corporation named as Principal in the within Bond; that _____, who signed the said Bond on behalf of the Principal was then _____, of said Corporation; that I know his signature thereof is genuine; and that said Bond was duly signed, sealed, and attested for and on behalf of said Corporation by authority of its governing body.

_____
Title

_____ _____

Date: _____ (Affix Corporate Seal)

Telephone No.: _____

The rate of premium on this Bond is _____ per thousand.

Total of premium charge $_____.

NOTE: The above must be filled in by Corporate Surety. Power of Attorney of person signing for Surety Company must be attached.

DIVISION E
TECHNICAL SPECIFICATIONS

Additional Supplemental Technical Specifications for the project scope are included on pages to follow. No additional specifications are anticipated.

Where additional specification information and notes are provided on the schedule of quantities plan sheet that conflicts with the specifications, the additional specification information and notes provided on the schedule of quantities plan sheet shall supersede.

CITY OF DRIPPING SPRINGS

Wayfinding Signage Plan
Issue for Bid Package

July 2025

DRIPPING SPRINGS
Texas

CLIENT
City of Dripping Springs
511 W Mercer Street
Dripping Springs, TX 78620

studio 16:19™

DESIGN TEAM
Studio16:19, llc
305 W. Liberty Ave, Suite 100
Round Rock, TX 786

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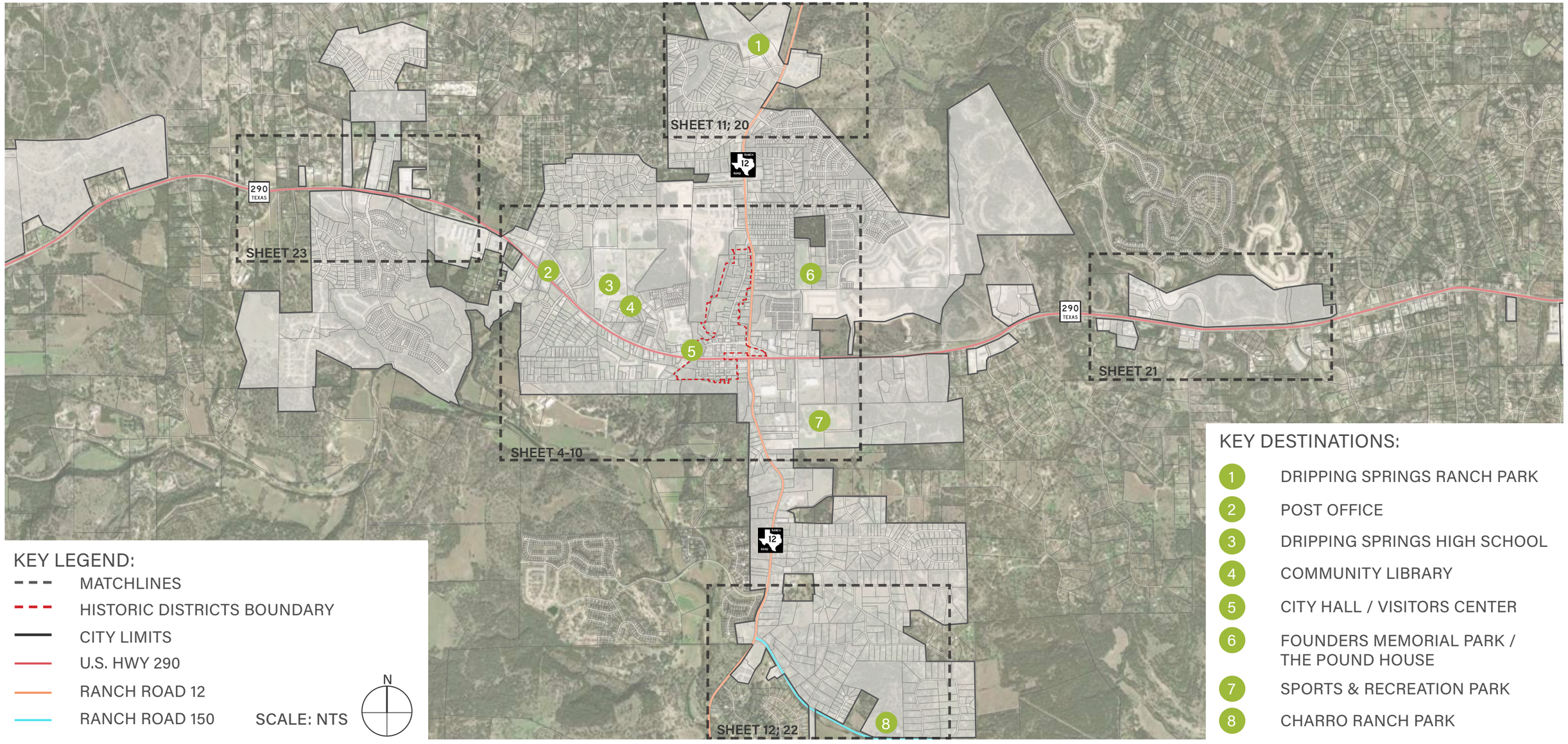
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DRIPPING SPRINGS, TEXAS

DRIPPING SPRINGS OVERALL CITY MAP



KEY LEGEND:

- MATCHLINES
- HISTORIC DISTRICTS BOUNDARY
- CITY LIMITS
- U.S. HWY 290
- RANCH ROAD 12
- RANCH ROAD 150

SCALE: NTS

N

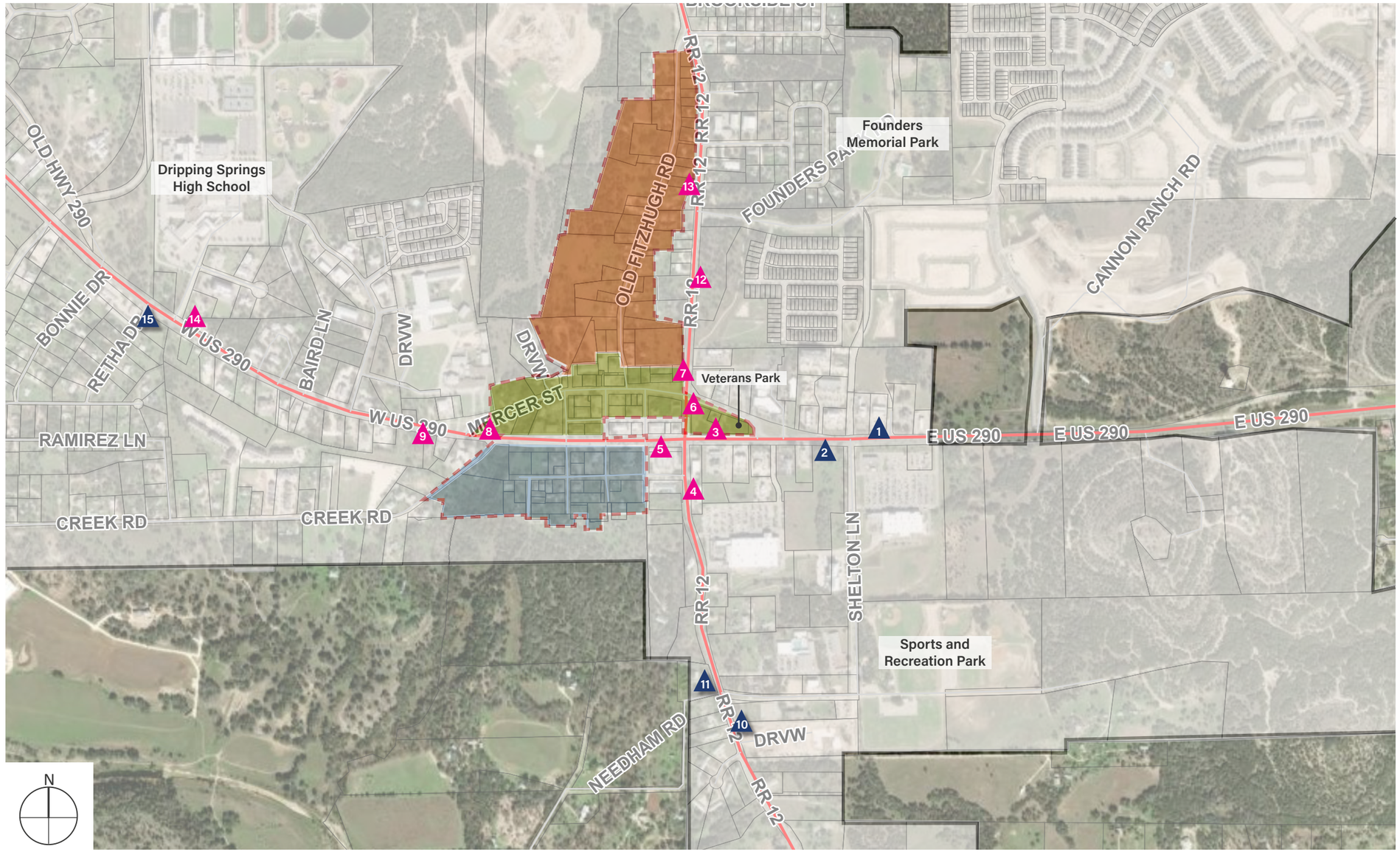
KEY DESTINATIONS:

1. DRIPPING SPRINGS RANCH PARK
2. POST OFFICE
3. DRIPPING SPRINGS HIGH SCHOOL
4. COMMUNITY LIBRARY
5. CITY HALL / VISITORS CENTER
6. FOUNDERS MEMORIAL PARK / THE POUND HOUSE
7. SPORTS & RECREATION PARK
8. CHARRO RANCH PARK

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WAYFINDING SIGN LOCATIONS

DRIPPING SPRINGS CENTRAL OVERALL MAP



SCALE: NTS

KEY LEGEND:

- WAYFINDING SIGNAGE
- REPLACEMENT WAYFINDING
- HISTORIC DISTRICTS BOUNDARY
- MERCER HISTORIC DISTRICT
- OLD FITZHUGH ROAD HISTORIC DISTRICT
- HAYS STREET HISTORIC DISTRICT
- CITY LIMITS

NOTES:

1. Contractor to provide demolition, as needed, at all sign locations, and to repair/replace any concrete removed or damaged during construction.
2. Contractor to coordinate with City and TXDOT to schedule any required traffic controls.
3. Contractor to provide new footings for all signs.
4. Contractor to contact 811 prior to installation.
5. Contractor to field locate and stake all signage for landscape architect and owner approval.
6. Contractor to provide shop-drawings and mock-ups for all signage prior to construction for landscape architect and owner approval.
7. Design Development drawings only.

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WAYFINDING SIGN LOCATIONS

DRIPPING SPRINGS CENTRAL ENLARGEMENT



SCALE: NTS







KEY LEGEND:

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WAYFINDING SIGN LOCATIONS

DRIPPING SPRINGS CENTRAL ENLARGEMENT

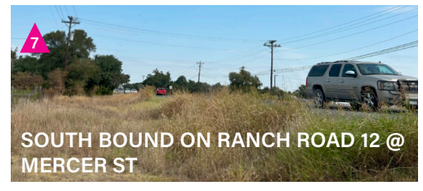


SCALE: NTS









KEY LEGEND:

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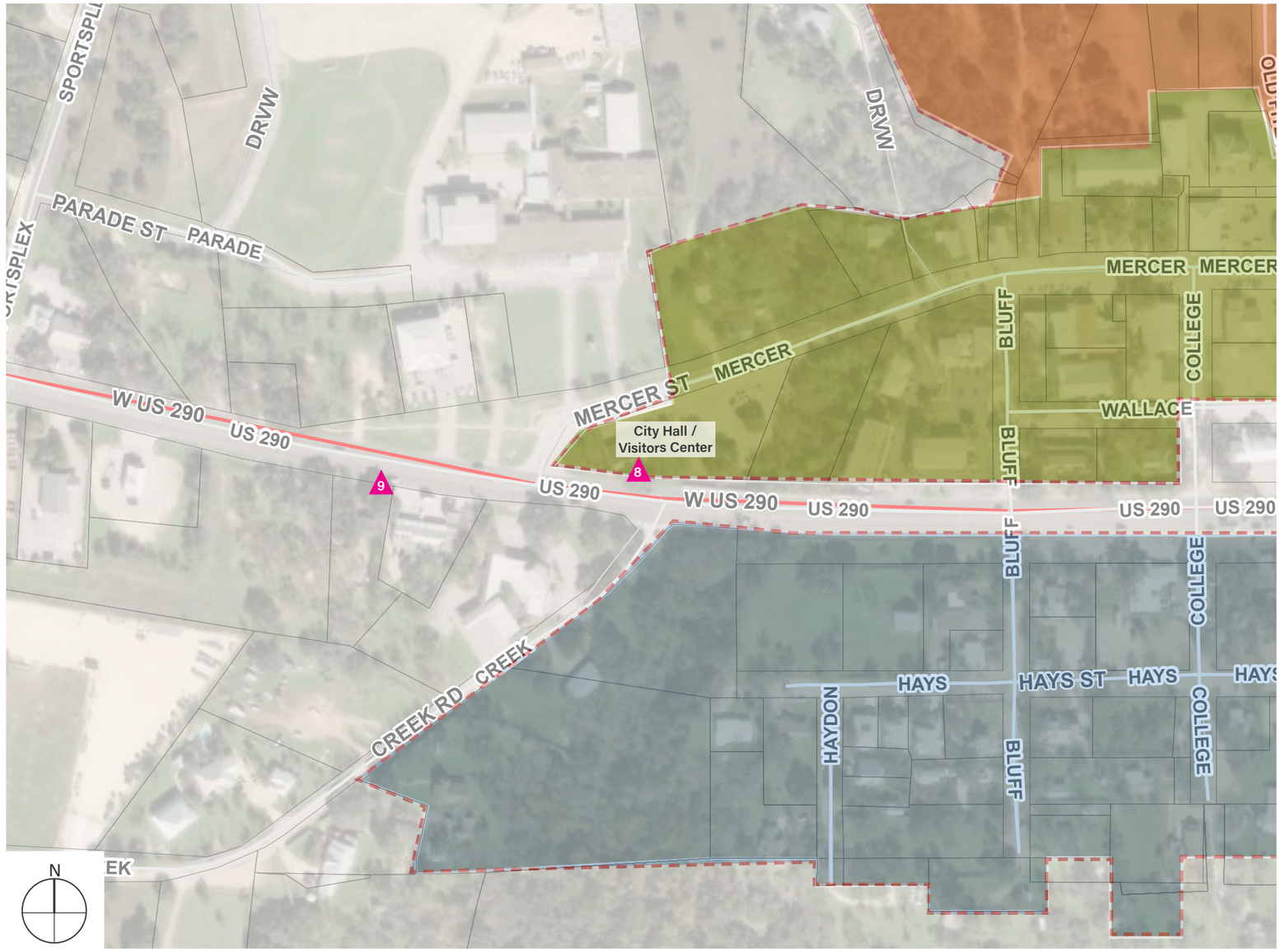
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WAYFINDING SIGN LOCATIONS

DRIPPING SPRINGS CENTRAL ENLARGEMENT



SCALE: NTS





KEY LEGEND:

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- REPLACEMENT WAYFINDING
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WAYFINDING SIGN LOCATIONS

DRIPPING SPRINGS CENTRAL ENLARGEMENT



SCALE: NTS





KEY LEGEND:

- WAYFINDING SIGNAGE
- REPLACEMENT WAYFINDING
- HISTORIC DISTRICT
- CITY LIMITS

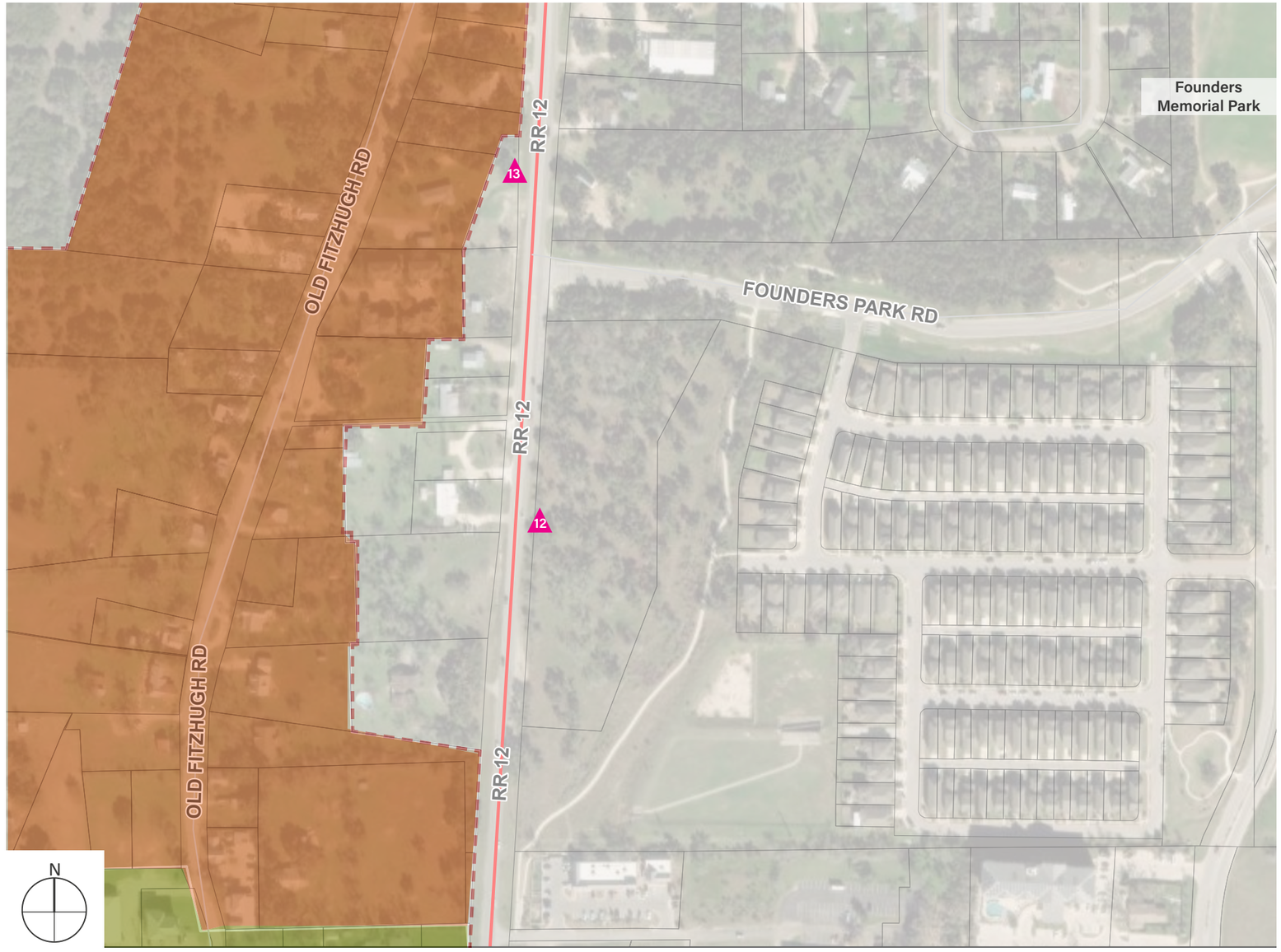
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WAYFINDING SIGN LOCATIONS

DRIPPING SPRINGS CENTRAL ENLARGEMENT



SCALE: NTS





KEY LEGEND:

- WAYFINDING SIGNAGE
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WAYFINDING SIGN LOCATIONS

DRIPPING SPRINGS CENTRAL ENLARGEMENT







SCALE: NTS

KEY LEGEND:

- WAYFINDING SIGNAGE
- REPLACEMENT WAYFINDING
- HISTORIC DISTRICT
- CITY LIMITS

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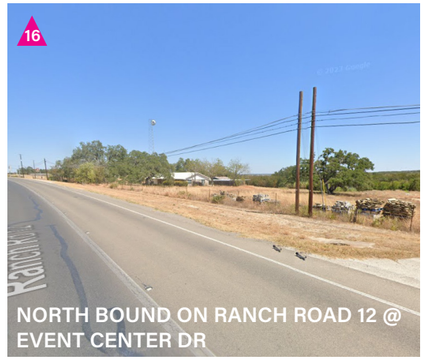
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WAYFINDING SIGN LOCATIONS

DRIPPING SPRINGS NORTH MAP



SCALE: NTS





KEY LEGEND:

- WAYFINDING SIGNAGE
- REPLACEMENT WAYFINDING
- HISTORIC DISTRICT
- CITY LIMITS

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WAYFINDING SIGN LOCATIONS

DRIPPING SPRINGS SOUTH MAP



SCALE: NTS



SOUTH BOUND ON RANCH ROAD 12 @ RANCH ROAD 150



NORTH BOUND ON RANCH ROAD 12 @ RANCH ROAD 150



EAST BOUND ON RANCH ROAD 150 @ CHARRO RANCH PARK

KEY LEGEND:

- WAYFINDING SIGNAGE
- REPLACEMENT WAYFINDING
- HISTORIC DISTRICT
- CITY LIMITS

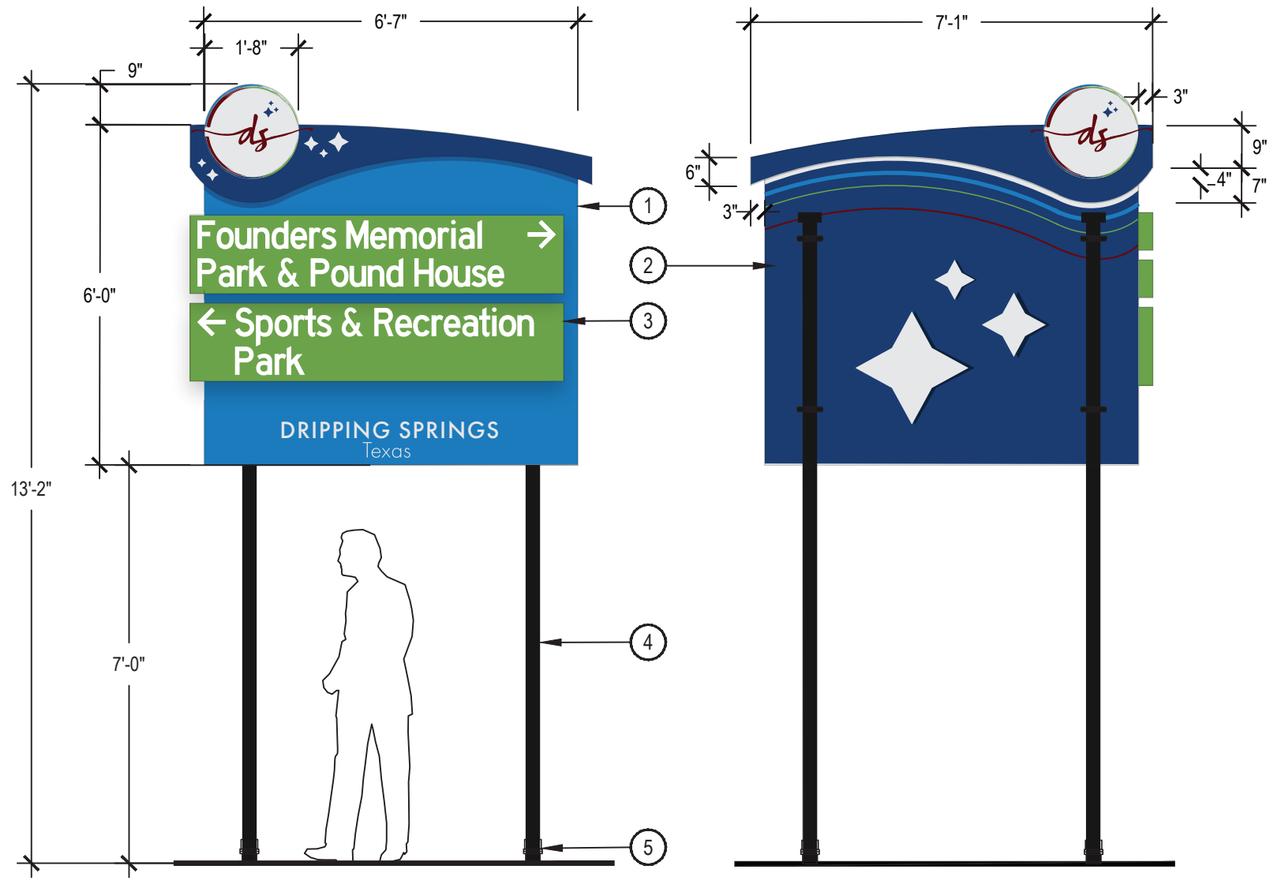
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WAYFINDING SIGNS

SIGN DETAILS & NOTES



1. (1 EA) 0.125 MM ALUMINUM PANEL, DESIGN TO BE PRINTED VINYL APPLIED TO PANEL; SIGN FACE TO BE RETROREFLECTIVE: 3M™ HIGH INTENSITY PRISMATIC REFLECTIVE SHEETING SERIES 3930 PER TXDOT STANDARDS & GUIDELINES (DMS-8300)
2. BACK OF ALUMINUM PANEL DESIGN TO BE PRINTED VINYL APPLIED TO PANEL; DESIGN AS INDICATED IN DRAWINGS
3. 0.125 MM ALUMINUM PANEL MOUNTED TO SIGN FACE, HEIGHT & QUANTITY VARIES, REF. DESTINATIONS DETAILS; DESIGN TO BE PRINTED VINYL APPLIED TO PANEL; SIGN FACE TO BE RETROREFLECTIVE: 3M™ HIGH INTENSITY PRISMATIC REFLECTIVE SHEETING SERIES 3930 PER TXDOT STANDARDS & GUIDELINES (DMS-8300)
4. 2 7/8" O.D. SCHEDULE 80 ALUMINUM ALLOY POLE, PAINTED BLACK, PER TXDOT STANDARD SMD (GEN)-08 AND SMD(SLIP-1)-08 - SMD(SLIP-03)-08; SIGN SUPPORT CODE: SM RD SGN ASSM TY S80 (1) SA (U)
5. TXDOT SLIP BASE ON CONCRETE FOOTING, PER TXDOT STANDARD SMD(SLIP-1)-08 - SMD(SLIP-3)-08

NOTES:

1. WHERE SIGNS ARE INSTALLED IN OPEN DITCH SECTION, 7'-0" CLEARANCE MUST BE MAINTAINED FROM EDGE OF TRAVEL LANE TO BOTTOM OF SIGN. REFERENCE TXDOT STANDARD SMD (GEN)-08.
2. CONTRACTOR TO PROVIDE DETAILED SHOP DRAWINGS AND MOCK-UPS FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO PROVIDE RETROREFLECTIVITY SAMPLE AND SPECIFICATIONS FOR LANDSCAPE ARCHITECT AND TXDOT APPROVAL PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO CONTACT TEXAS 811 PRIOR TO CONSTRUCTION TO CONFIRM SIGN LOCATIONS.
5. CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT FOR SIGNAGE ARTWORK.
6. CONTRACTOR TO ENSURE THAT LETTERING AND DIRECTIONAL SYMBOLS ARE NOT OBSTRUCTED FROM MOUNTING HARDWARE.

FONTS:

Highway Gothic -

6" per TXDOT; 90% Condensed

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

Futura PT - Medium 4"

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

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1 WAYFINDING SIGNAGE CONCEPT - TXDOT

SCALE: 3/8" = 1'-0"

COLOR SCHEME:

Sign face to be retroreflective: 3M™ high intensity prismatic reflective sheeting series 3930. Including lettering and directional arrows.

SIGN MAIN
RGB 25 / 123 / 189
Web # 197bbd
Pantone

SIGN MAIN
RGB 32 /59 / 113
Web #203b71
Pantone

TEXT
Retroreflective
White per TXDOT
DMS-8300

SIGN ACCENT
RGB 230 / 231 / 232
Web #e6e7e8
Pantone

SIGN ACCENT
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Web #6da34d
Pantone

SIGN ACCENT
RGB 98 / 14 / 16
Web #620e10
Pantone

SYMBOLS:

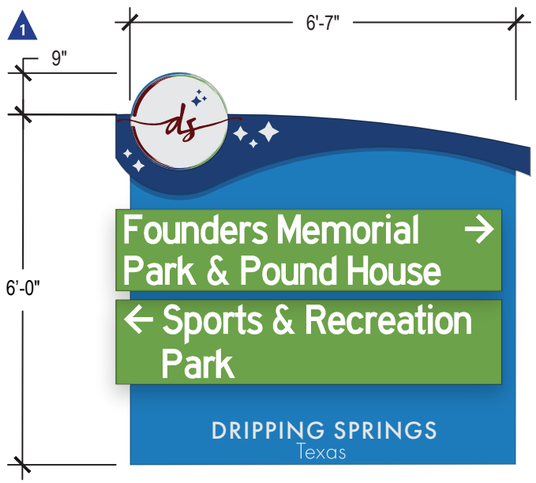
Directional Arrows - 6"

City Seal **Stars**

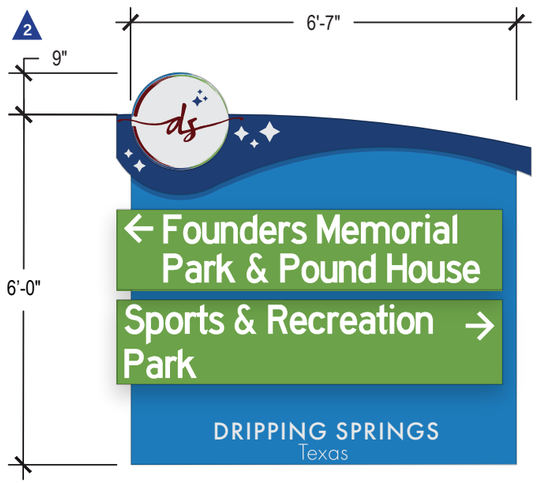
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WAYFINDING SIGNS

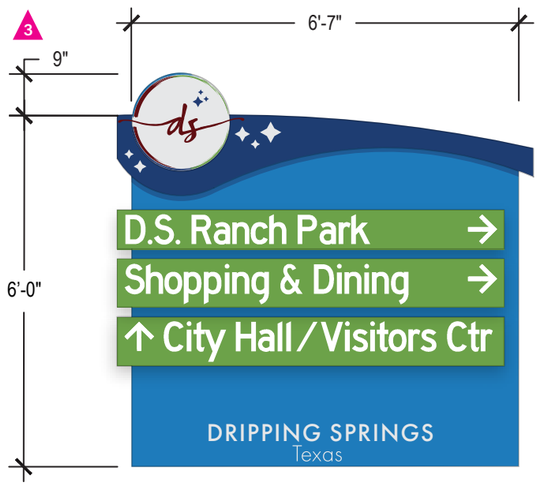
WAYFINDING DESTINATIONS MOCKUP



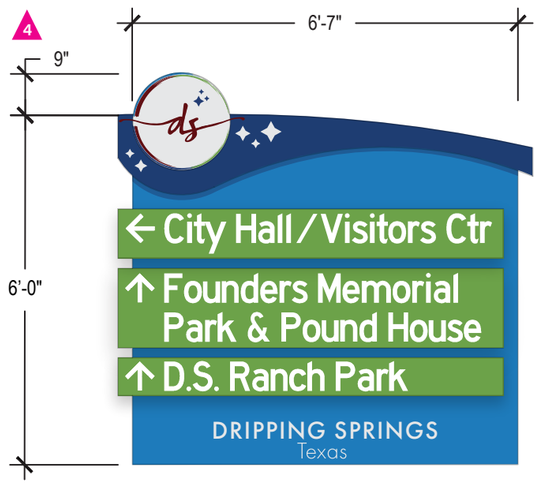
WEST BOUND ON U.S. HWY 290 @ ROB SHELTON LN



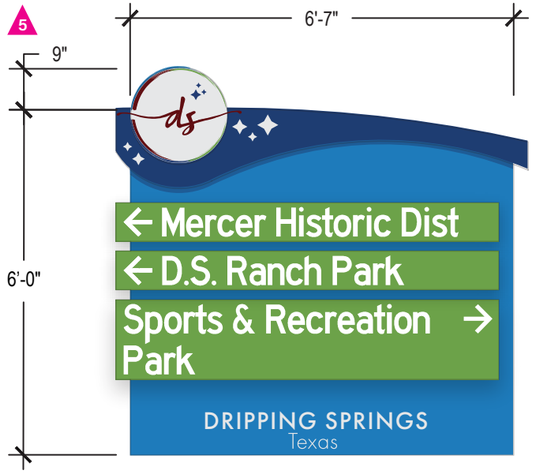
EAST BOUND ON U.S. HWY 290 @ ROB SHELTON LN



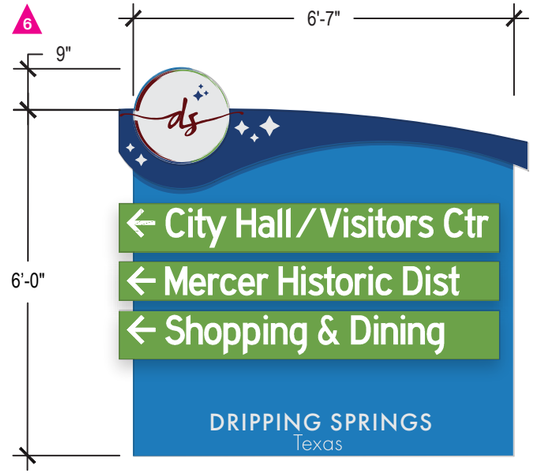
WEST BOUND ON U.S. HWY 290 @ RANCH ROAD 12



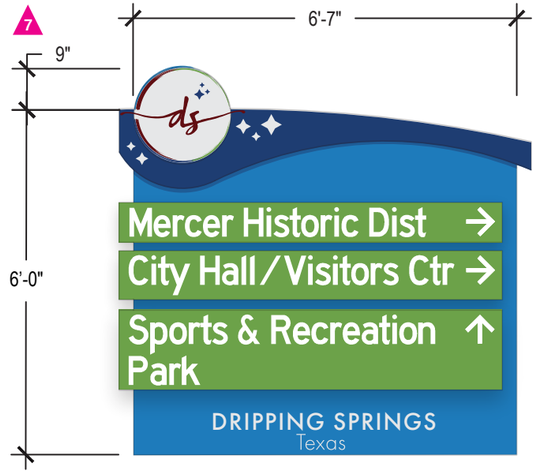
NORTH BOUND ON RANCH ROAD 12 @ U.S. HWY 290



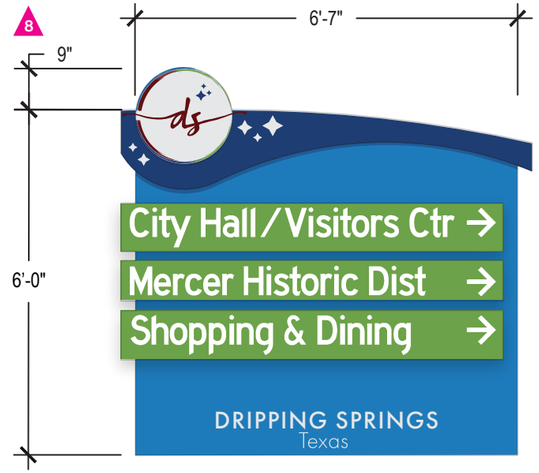
EAST BOUND ON U.S. HWY 290 @ RANCH ROAD 12



NORTH BOUND ON RANCH ROAD 12 @ MERCER ST



SOUTH BOUND ON RANCH ROAD 12 @ MERCER ST

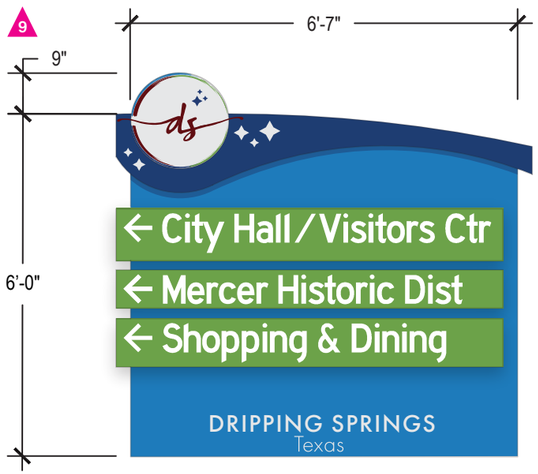


WEST BOUND ON U.S. HWY 290 @ MERCER ST

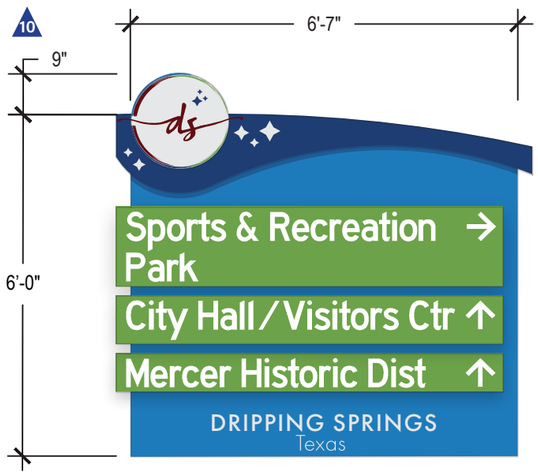
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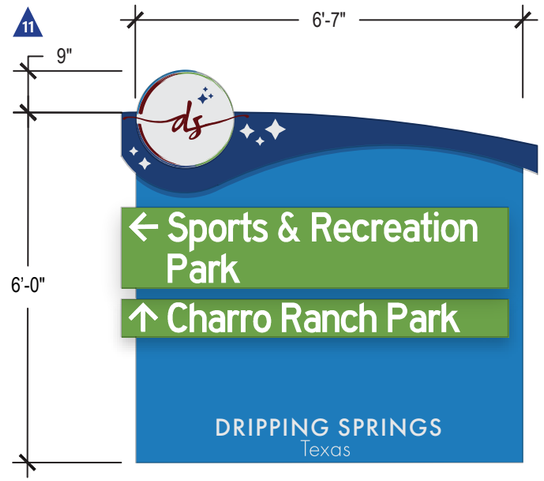
WAYFINDING DESTINATIONS MOCKUP



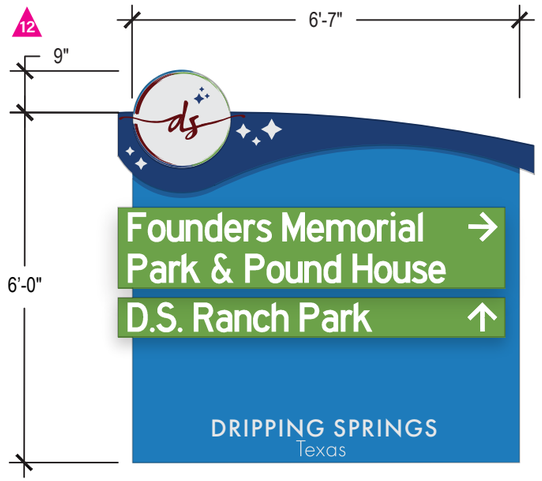
EAST BOUND ON U.S. HWY 290 @ MERCER ST



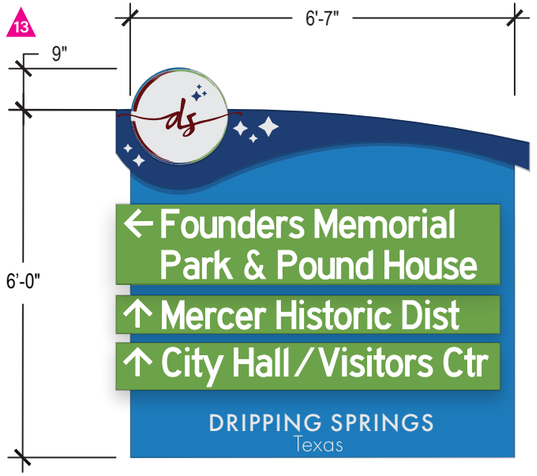
NORTH BOUND ON RANCH ROAD 12 @ SPORTS PARK RD



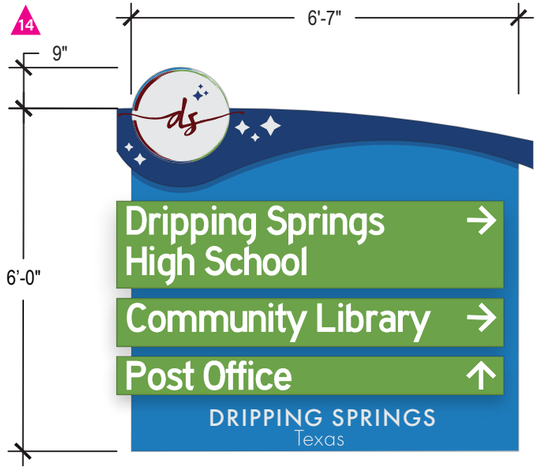
SOUTH BOUND ON RANCH ROAD 12 @ SPORTS PARK RD



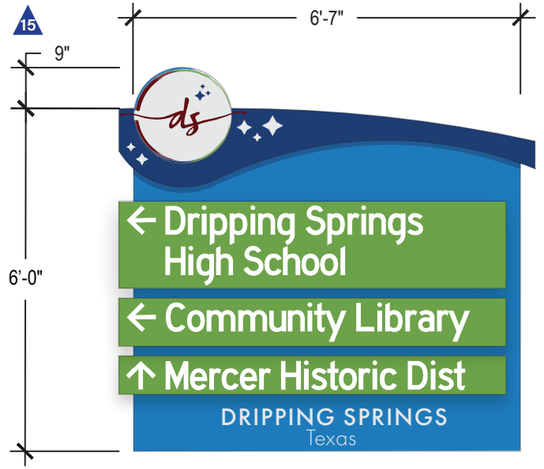
NORTH BOUND ON RANCH ROAD 12 @ FOUNDERS PARK RD



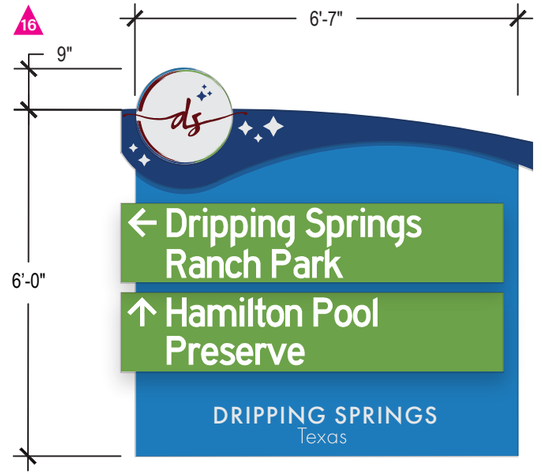
SOUTH BOUND ON RANCH ROAD 12 @ FOUNDERS PARK RD



WEST BOUND ON U.S. HWY 290 @ MIGHTY TIGER TRL



EAST BOUND ON U.S. HWY 290 @ MIGHTY TIGER TRL

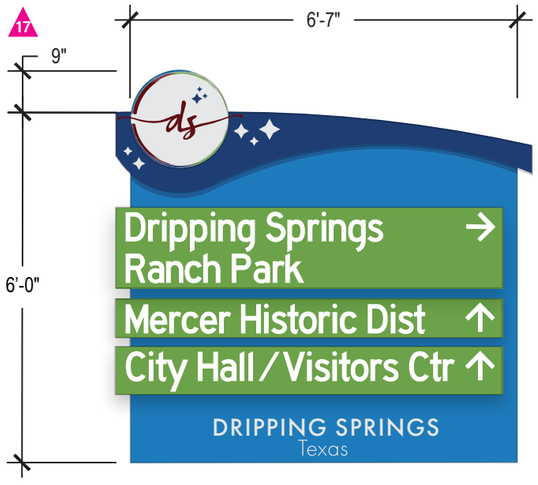


NORTH BOUND ON RANCH ROAD 12 @ EVENT CENTER DR

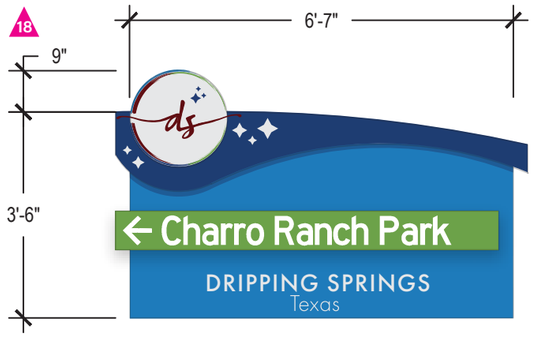
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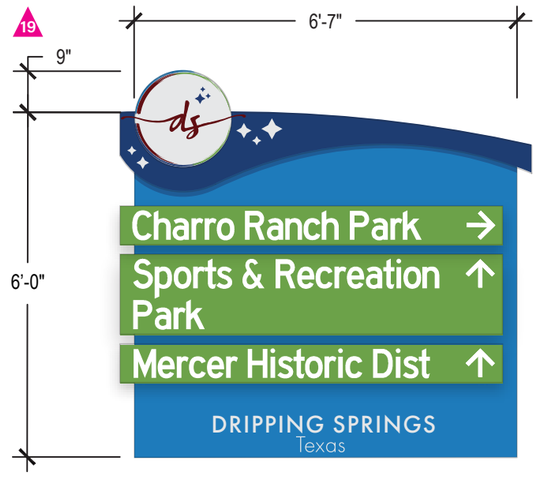
WAYFINDING DESTINATIONS MOCKUP



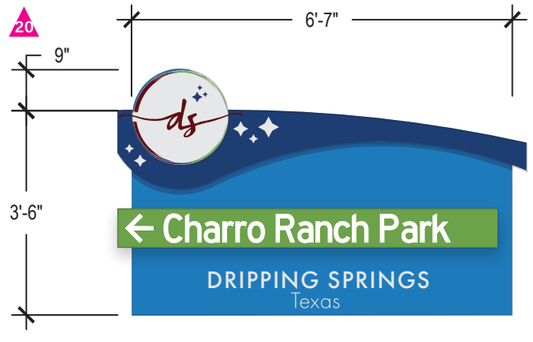
SOUTH BOUND ON RANCH ROAD 12 @ EVENT CENTER DR



SOUTH BOUND ON RANCH ROAD 12 @ RANCH ROAD 150



NORTH BOUND ON RANCH ROAD 12 @ RANCH ROAD 150



EAST BOUND ON RANCH ROAD 150 @ CHARRO RANCH PARK

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WAYFINDING SIGNS

WAYFINDING MOCKUP





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WAYFINDING SIGNS

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DATE:
FILE:

SIGN SUPPORT DESCRIPTIVE CODES

(Descriptive Codes correspond to project estimate and quantities sheets)

SM RD SGN ASSM TY XXXXX(X)XX(X-XXXX)

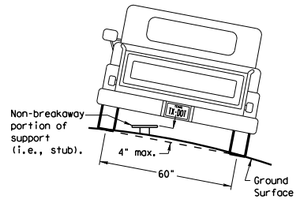
Post Type
- FRP = Fiberglass Reinforced Plastic Pipe (see SMD(FRP))
- TWT = Thin-Walled Tubing (see SMD(TWT))
- 10BWG = 10 BWG Tubing (see SMD(SLIP-1) to (SLIP-3))
- S80 = Schedule 80 Pipe (see SMD(SLIP-1) to (SLIP-3))

Number of Posts (1 or 2)

Anchor Type
- UA = Universal Anchor - Concreted (see SMD(FRP) and (TWT))
- UB = Universal Anchor - Bolted down (see SMD(FRP) and (TWT))
- WS = Wedge Anchor Steel - (see SMD(TWT))
- WP = Wedge Anchor Plastic (see SMD(TWT))
- SA = Slipbase - Concreted (see SMD(SLIP-1) to (SLIP-3))
- SB = Slipbase - Bolted Down (see SMD(SLIP-1) to (SLIP-3))

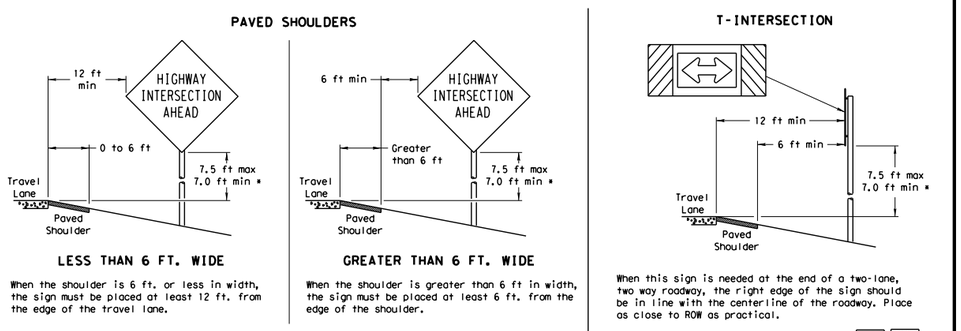
Sign Mounting Designation
- P = Prefab. "Plain" (see SMD(SLIP-1) to (SLIP-3), (TWT), (FRP))
- T = Prefab. "T" (see SMD(SLIP-1) to (SLIP-3), (TWT))
- U = Prefab. "U" (see SMD(SLIP-1) to (SLIP-3))
- IF REQUIRED
- 1EXT or 2EXT = Number of Extensions (see SMD(SLIP-1) to (SLIP-3), (TWT))
- BM = Extruded Wind Beam (see SMD(SLIP-1) to (SLIP-3))
- WC = 1.12 #/ft Wing Channel (see SMD(SLIP-1) to (SLIP-3))
- EXAL = Extruded Aluminum Sign Panels (see SMD(SLIP-3))

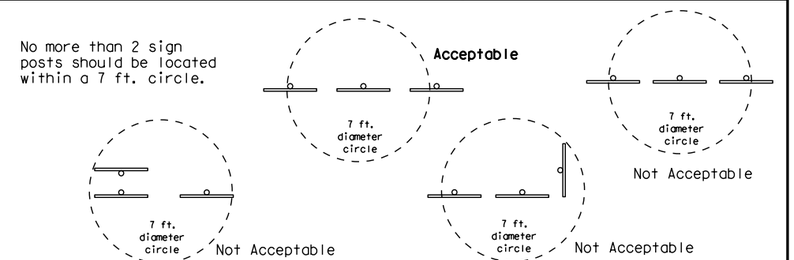
REQUIRED CLEARANCE FOR BREAKAWAY SUPPORT



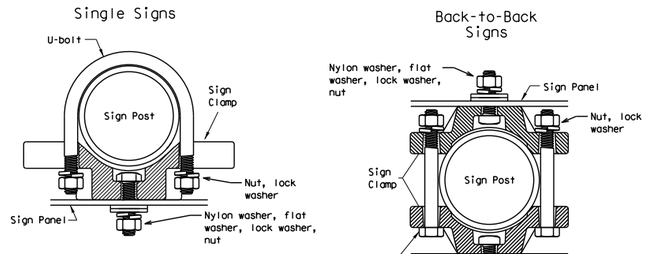
To avoid vehicle undercarriage snagging, any substantial remains of a breakaway support, when it is broken away, should not project more than 4 inches above a 60-inch chord (i.e., typical space between wheel paths).

SIGN LOCATION





TYPICAL SIGN ATTACHMENT DETAIL



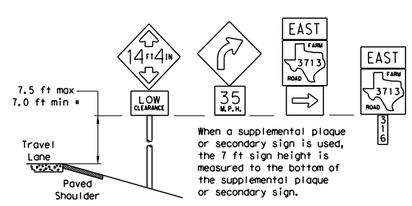
Bolts used to mount sign panels to the clamp are 5/16-18 UNC galvanized square head with nut, nylon washer, flat washer and lock washer. The bolt length is 1 inch for aluminum.

When two sign clamps are used to mount signs back-to-back, use a 5/16-18 UNC galvanized hex head per ASTM A307 with nut and helical-spring lock washer. The approximate bolt lengths for various post sizes and sign clamp types are given in the table at right. The bolt length may need to be adjusted depending upon field conditions.

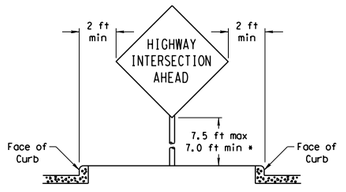
Sign clamps may be either the specific size clamp or the universal clamp.

Pipe Diameter	Approximate Bolt Length	
	Specific Clamp	Universal Clamp
2" nominal	3"	3 or 3 1/2"
2 1/2" nominal	3 or 3 1/2"	3 1/2 or 4"
3" nominal	3 1/2 or 4"	4 1/2"

SIGNS WITH PLAQUES

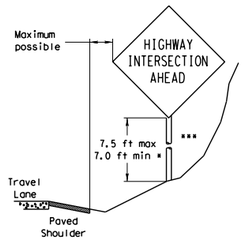


CURB & GUTTER OR RAISED ISLAND



RESTRICTED RIGHT-OF-WAY

(When 6 ft min. is not possible.)



Right-of-way restrictions may be created by rocks, water, vegetation, forest, buildings, a narrow island, or other factors.

In situations where a lateral restriction prevents the minimum horizontal clearance from the edge of the travel lane, signs should be placed as far from the travel lane as practical.

*** Post may be shorter if protected by guardrail or if Engineer determines the post could not be hit due to extreme slope.

Texas Department of Transportation
Traffic Operations Division

SIGN MOUNTING DETAILS SMALL ROADSIDE SIGNS GENERAL NOTES & DETAILS

SMD(GEN)-08

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9-08 REVISIONS	CONT	SECT	JOB	HIGHWAY
	DIST	COUNTY		SHEET NO.

26A

NOTES:

1. Contractor to provide demolition, as needed, at all sign locations, and to repair/replace any concrete removed or damaged during construction.
2. Contractor to coordinate with City and TXDOT to schedule any required traffic controls.
3. Contractor to provide new footings for all signs.
4. Contractor to contact 811 prior to installation.
5. Contractor to field locate and stake all signage for landscape architect and owner approval.
6. Contractor to provide shop-drawings and mock-ups for all signage prior to construction for landscape architect and owner approval.
7. Design Development drawings only.

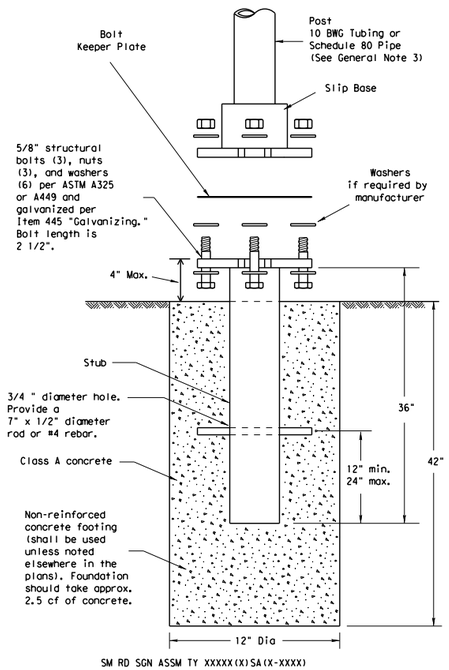
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WAYFINDING SIGNS

TXDOT DETAILS: SMD (SLIP-01) - 08

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TRIANGULAR SLIPBASE INSTALLATION GENERAL REQUIREMENTS



SM RD SGN ASSM TY XXXXX(X)SA(X-XXXX)

NOTE

There are various devices approved for the Triangular Slipbase System. Please reference the Material Producer List for approved slip base systems. http://www.txdot.gov/business/producer_list.htm The devices shall be installed per manufacturers' recommendations. Installation procedures shall be provided to the Engineer by Contractor.

GENERAL NOTES:

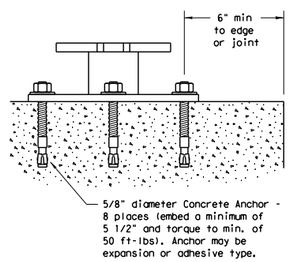
1. Slip base shall be permanently marked to indicate manufacturer. Method, design, and location of marking are subject to approval of the TxDOT Traffic Standards Engineer.
2. Material used as post with this system shall conform to the following specifications:
   10 BWG Tubing (2.875" outside diameter)
   0.134" nominal wall thickness
   Seamless or electric-resistance welded steel tubing or pipe
   Steel shall be HSLAS Gr 55 per ASTM A1011 or ASTM A1008
   Other steels may be used if they meet the following:
   55,000 PSI minimum yield strength
   70,000 PSI minimum tensile strength
   20% minimum elongation in 2"
   Wall thickness (uncoated) shall be within the range of 0.122" to 0.138"
   Outside diameter (uncoated) shall be within the range of 2.867" to 2.883"
   Galvanization per ASTM A123 or ASTM A653 G210. For precoated steel tubing (ASTM A653), recoat tube outside diameter weld seam by metallizing with zinc wire per ASTM B833.
   Schedule 80 Pipe (2.875" outside diameter)
   0.276" nominal wall thickness
   Steel tubing per ASTM A500 Gr C
   Other seamless or electric-resistance welded steel tubing or pipe with equivalent outside diameter and wall thickness may be used if they meet the following:
   46,000 PSI minimum yield strength
   62,000 PSI minimum tensile strength
   21% minimum elongation in 2"
   Wall thickness (uncoated) shall be within the range of 0.248" to 0.304"
   Outside diameter (uncoated) shall be within the range of 2.855" to 2.895"
   Galvanization per ASTM A123
3. See the Traffic Operations Division website for detailed drawings of sign clamps and Texas Universal Triangular Slipbase System components. The website address is: http://www.txdot.gov/publications/traffic.htm
4. Sign supports shall not be spliced except where shown. Sign support posts shall not be spliced.

ASSEMBLY PROCEDURE

Foundation
1. Prepare 12-inch diameter by 42-inch deep hole. If solid rock is encountered, the depth of the foundation may be reduced such that it is embedded a minimum of 18 inches into the solid rock.
2. The Engineer may permit batches of concrete less than 2 cubic yards to be mixed with a portable, motor-driven concrete mixer. For small placements less than 0.5 cubic yards, hand mixing in a suitable container may be allowed by Engineer. Concrete shall be Class A.
3. Push the pipe end of the slip base stub into the center of the concrete. Rotate the stub back and forth while pushing it down into the concrete to assure good contact between the concrete and stub. Continue to work the stub into the concrete until it is between 2 to 4 inches above the ground.
4. Plumb the stub. Allow a minimum of 4 days to set, unless otherwise directed by the Engineer.
5. The triangular slipbase system is multidirectional and is designed to release when struck from any direction.

Support
1. Cut support so that the bottom of the sign will be 7 to 7.5 feet above the edge of the travelway (i.e., edge of the closest lane) when slip plate is below the edge of pavement or 7 to 7.5 feet above slip plate when the slip plate is above the edge of the travelway. The cut shall be plumb and straight.
2. Attach sign to support using connections shown. When multiple signs are installed on the same support, ensure the minimum clearance between each sign is maintained. See SMD(SLIP-2) for clearances based on sign types.

CONCRETE ANCHOR



SM RD SGN ASSM TY XXXXX(X)SB(X-XXXX)

Concrete anchor consists of 5/8" diameter stud bolt with UNC series bolt threads on the upper end. Heavy hex nut per ASTM A563, and hardened washer per ASTM F436. The stud bolt shall have a minimum yield and ultimate tensile strength of 50 and 75 KSI, respectively. Nuts, bolts and washers shall be galvanized per Item 445, "Galvanizing." Adhesive type anchors shall have stud bolts installed with Type III epoxy per DMS-6100, "Epoxies and Adhesives." Adhesive anchors may be loaded after adequate epoxy cure time per the manufacturer's recommendations. Top of bolt shall extend at least flush with top of the nut when installed. The anchor, when installed in 4000 psi normal-weight concrete with a 5 1/2" minimum embedment, shall have a minimum allowable tension and shear of 3900 and 3100 psi, respectively.

Texas Department of Transportation
Traffic Operations Division

SIGN MOUNTING DETAILS
SMALL ROADSIDE SIGNS
TRIANGULAR SLIPBASE SYSTEM

SMD(SLIP-1)-08

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REVISIONS	CONT	SECT	JOB	HIGHWAY
9-08				
	DIST	COUNTY		SHEET NO.

26B

DATE:
FILE:

NOTES:

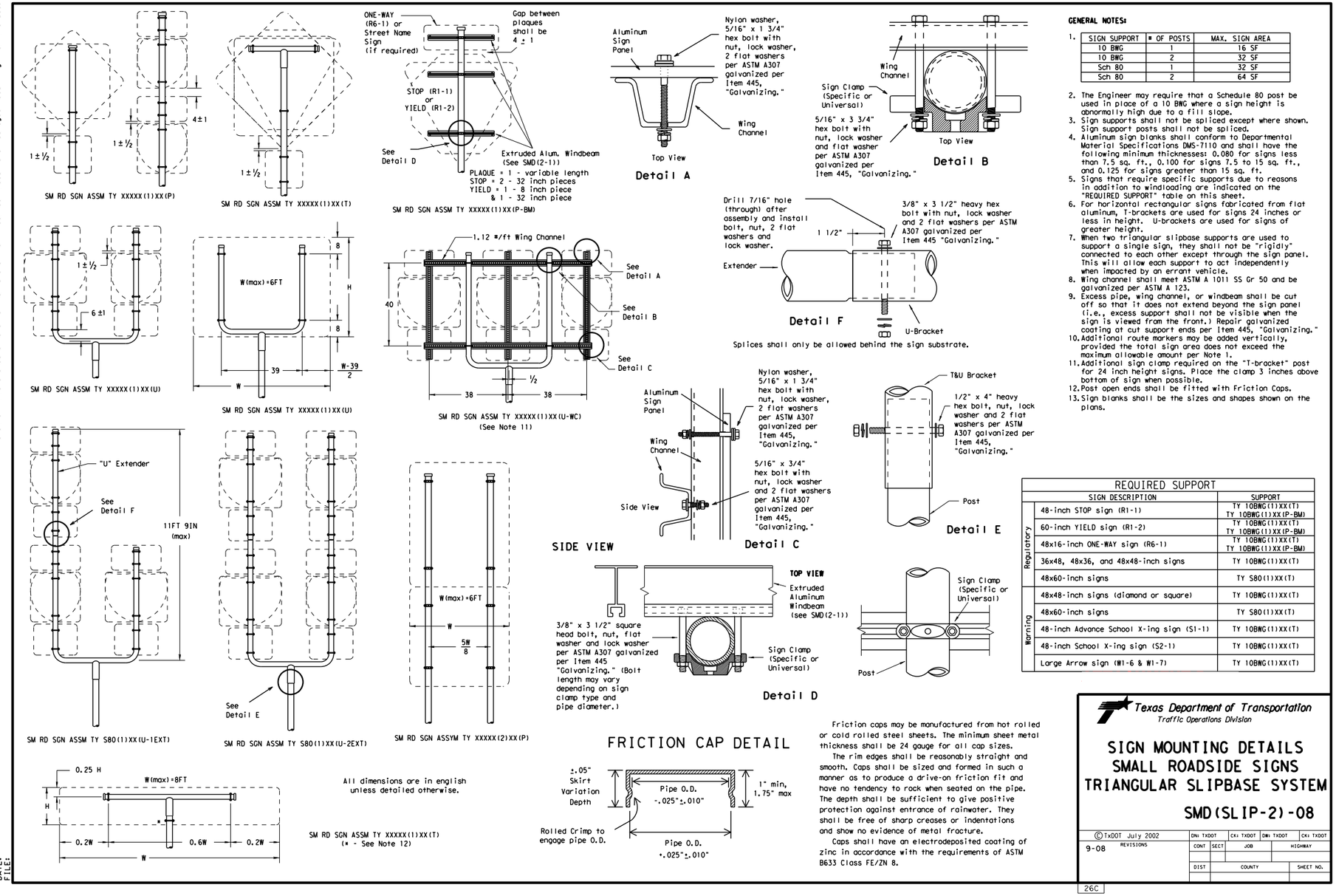
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GENERAL NOTES:

SIGN SUPPORT	# OF POSTS	MAX. SIGN AREA
10 BWG	1	16 SF
10 BWG	2	32 SF
Sch 80	1	32 SF
Sch 80	2	64 SF

1. See table above.
2. The Engineer may require that a Schedule 80 post be used in place of a 10 BWG where a sign height is abnormally high due to a fill slope.
3. Sign supports shall not be spliced except where shown. Sign support posts shall not be spliced.
4. Aluminum sign blanks shall conform to Departmental Material Specifications DMS-7110 and shall have the following minimum thicknesses: 0.080 for signs less than 7.5 sq. ft., 0.100 for signs 7.5 to 15 sq. ft., and 0.125 for signs greater than 15 sq. ft.
5. Signs that require specific supports due to reasons in addition to windloading are indicated on the "REQUIRED SUPPORT" table on this sheet.
6. For horizontal rectangular signs fabricated from flat aluminum, T-brackets are used for signs 24 inches or less in height. U-brackets are used for signs of greater height.
7. When two triangular slipbase supports are used to support a single sign, they shall not be "rigidly" connected to each other except through the sign panel. This will allow each support to act independently when impacted by an errant vehicle.
8. Wing channel shall meet ASTM A 1011 SS Gr 50 and be galvanized per ASTM A 123.
9. Excess pipe, wing channel, or windbeam shall be cut off so that it does not extend beyond the sign panel (i.e., excess support shall not be visible when the sign is viewed from the front.) Repair galvanized coating at cut support ends per Item 445, "Galvanizing."
10. Additional route markers may be added vertically, provided the total sign area does not exceed the maximum allowable amount per Note 1.
11. Additional sign clamp required on the "T-bracket" post for 24 inch height signs. Place the clamp 3 inches above bottom of sign when possible.
12. Post open ends shall be fitted with Friction Caps.
13. Sign blanks shall be the sizes and shapes shown on the plans.

REQUIRED SUPPORT

	SIGN DESCRIPTION	SUPPORT
Regulatory	48-inch STOP sign (R1-1)	TY 10BWG(1)XX(T) TY 10BWG(1)XX(P-BM)
	60-inch YIELD sign (R1-2)	TY 10BWG(1)XX(T) TY 10BWG(1)XX(P-BM)
	48x16-inch ONE-WAY sign (R6-1)	TY 10BWG(1)XX(T) TY 10BWG(1)XX(P-BM)
	36x48, 48x36, and 48x48-inch signs	TY 10BWG(1)XX(T)
	48x60-inch signs	TY S80(1)XX(T)
Warning	48x48-inch signs (diamond or square)	TY 10BWG(1)XX(T)
	48x60-inch signs	TY S80(1)XX(T)
	48-inch Advance School X-ing sign (S1-1)	TY 10BWG(1)XX(T)
	48-inch School X-ing sign (S2-1)	TY 10BWG(1)XX(T)
	Large Arrow sign (W1-6 & W1-7)	TY 10BWG(1)XX(T)

FRICTION CAP DETAIL

Friction caps may be manufactured from hot rolled or cold rolled steel sheets. The minimum sheet metal thickness shall be 24 gauge for all cap sizes.

The rim edges shall be reasonably straight and smooth. Caps shall be sized and formed in such a manner as to produce a drive-on friction fit and have no tendency to rock when seated on the pipe. The depth shall be sufficient to give positive protection against entrance of rainwater. They shall be free of sharp creases or indentations and show no evidence of metal fracture.

Caps shall have an electrodeposited coating of zinc in accordance with the requirements of ASTM B633 Class FE/ZN 8.

Texas Department of Transportation
Traffic Operations Division

SIGN MOUNTING DETAILS
SMALL ROADSIDE SIGNS
TRIANGULAR SLIPBASE SYSTEM

SMD(SLIP-2)-08

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9-08 REVISIONS	CONT	SECT	JOB	HIGHWAY
	DIST	COUNTY		SHEET NO.

26C

DATE:
FILE:

NOTES:

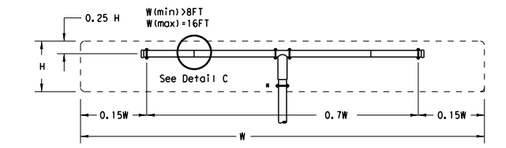
1. Contractor to provide demolition, as needed, at all sign locations, and to repair/replace any concrete removed or damaged during construction.
2. Contractor to coordinate with City and TXDOT to schedule any required traffic controls.
3. Contractor to provide new footings for all signs.
4. Contractor to contact 811 prior to installation.
5. Contractor to field locate and stake all signage for landscape architect and owner approval.
6. Contractor to provide shop-drawings and mock-ups for all signage prior to construction for landscape architect and owner approval.
7. Design Development drawings only.

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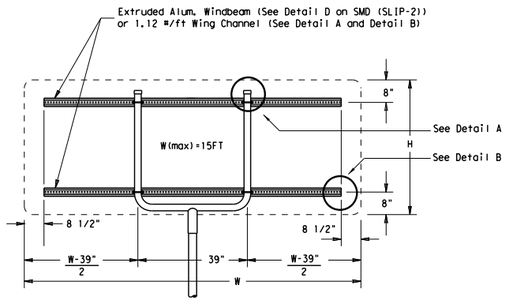
WAYFINDING SIGNS

TXDOT DETAILS: SMD (SLIP-03) - 08

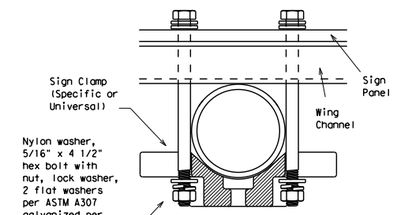
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SM RD SGN ASSM TY XXXXX(1)XX(T-2EXT)
(* - See Note 12)

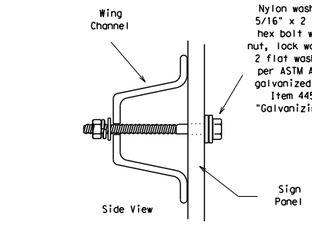


SM RD SGN ASSM TY XXXXX(1)XX(U-XX)

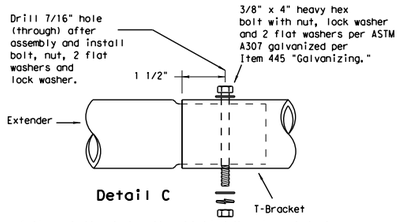


Top View

Detail A

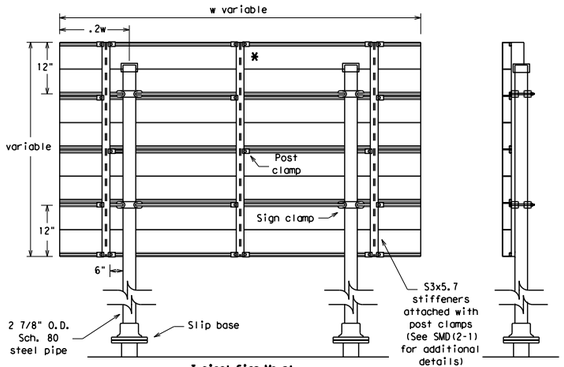


Detail B



Detail C

Splices shall only be allowed behind the sign substrate.

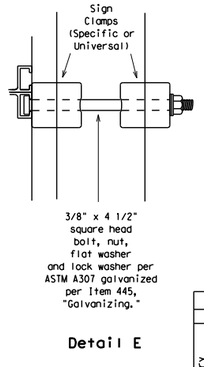


Typical Sign Mount

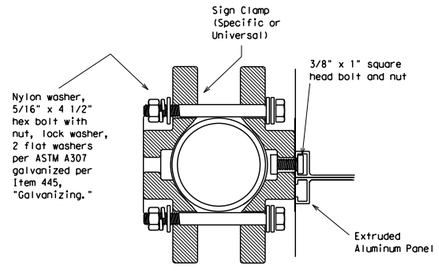
SM RD SGN ASSM TY S80(2)XX(P-EXAL)

* Additional stiffener placed at approximate center of signs when sign width is greater than 10'.

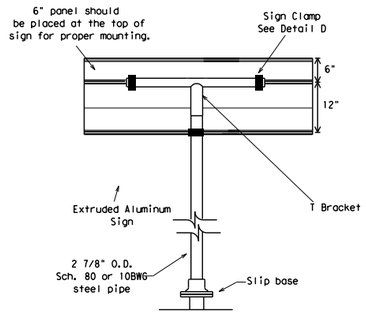
See Detail E
for clamp installation



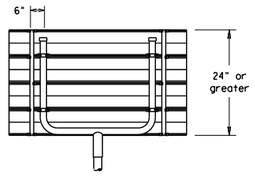
Detail E



Detail D
EXTRUDED ALUMINUM SIGN WITH T BRACKET



Extruded Aluminum Sign
With T Bracket



Use Extruded Alum. Windbeam as stiffeners
See SMD (2-1) for additional details

See Detail E
for clamp installation

GENERAL NOTES:

SIGN SUPPORT	# OF POSTS	MAX. SIGN AREA
10 BWG	1	16 SF
10 BWG	2	32 SF
Sch 80	1	32 SF
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REQUIRED SUPPORT

Texas Department of Transportation
Traffic Operations Division

SIGN MOUNTING DETAILS
SMALL ROADSIDE SIGNS
TRIANGULAR SLIPBASE SYSTEM

SMD(SLIP-3)-08

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CONT	SECT	JOB	HIGHWAY
DIST	COUNTY		SHEET NO.

9-08 REVISIONS

26D

DATE:
FILE:

NOTES:

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STAFF REPORT

City of Dripping Springs

PO Box 384

511 Mercer Street

Dripping Springs, TX 78620

Submitted By: Keenan Smith, TIRZ Project Manager; Leslie Pollack, Transportation Engineer

CC Meeting Date: July 15, 2025

Agenda Item Wording: **Discuss and consider approval of updated HDR Task Order and Budget related to the Old Fitzhugh Road Project based on expansion of tasks including TxDOT Grant Management.** *Sponsor: Mayor Pro Tem Taline Manassian*

Agenda Item Requestor:

Summary/Background:

Overview:

HDR continues to diligently advance the OFR PSE's effort towards the 100% PSE Submission to TXDOT.

With acquisition of the needed ROW and Easements being finalized, and with critical path Utility relocations now underway, with the DSWC Water line resolved to be incorporated into the project, the project looks to be on schedule to be "Ready to Let" by the end of this year.

HDR OFR PSE Contract / Timeline / Fees:

- Original PSA: Executed 01/27/202; Original Fee: $710,312
- Amendment 1: Executed 02/29/2024; Added Fee: $188,147
- Total Fee Through Amendment #1: $898,459
- 63% Complete (Invoices through current Billings: $564,988)
- Contract Balance Remaining: $68,172 (includes allowances for Bid & Construction Phase Services)

Background for Amendment #2:

Grant Funding: With HDR and City's assistance, the project has received a total of $3,138,164 from two sources:

- Hays County POSAC: + $1,605,000 (ILA Executed 6/25)

- TXDOT TA Grant: + $1,533,164

This funding, while a welcome boon to overall project funding, has added certain tasks, scope and cost to the project, both in time and expenditures:

• **TxDOT Funding** – additional design submissions, paperwork, meetings, and reviews associated with TxDOT funding obtained after initial estimate of costs. HDR has estimated

Furthermore, Utility Coordination tasks have significantly increased, both in time and expenditures. Due to City Staffing changes, much of the anticipated burden for shared Utility Coordination has been necessarily shifted back to HDR, by default. In addition, significant challenges were experienced dealing with the DSWSC's Water line relocation and other utility issues.

• **Utility Coordination** – additional time spent coordinating with DSWSC and other overhead utilities

Lastly, the project has had to resolve a related bundle of technical and design issues, owing to existing conditions and a desire to meet Stakeholder Project Goals and Expectations:

• **Additional Design Issues** - efforts associated with the alignment of utility relocations / drainage / aesthetics / on the east side of Old Fitzhugh Road

- Extension of the trail and landscaping to Roger Hanks Parkway
- Drainage and easement redesign on Wolf property to facilitate easement acquisitions

HDR's Engineering efforts have continued to rise to these challenges, resolving design issues and assisting the City in Utility Coordination and dealing with TXDOT complications. Compensation for these additional tasks and scopes of work are not a part of the executed PSA and are what is being requested for Amendment #2, to ensure HDR is compensated for necessary and expanded project task and scope including projected forward tasks needed to take the project up through the 100% PSE's Completion and "Ready to Let."

Costs:

- Utility Coordination – additional time spent coordinating with DSWSC and other overhead utilities at $61K

- TxDOT Funding – additional design submissions, paperwork, meetings, and reviews associated with TxDOT funding obtained after initial estimate of costs at $25K

- Extension of the trail and landscaping to Roger Hanks Parkway at

$7k

- Drainage and easement redesign on Wolf property to facilitate easement acquisitions at $3K

- Miscellaneous including Design efforts associated with the alignment of utility relocations / drainage / aesthetics / on the east side of Old Fitzhugh Road at $10K

HDR previously estimated a 10% increase for this effort. Utility coordination / relocation support, and TxDOT process are the primary drivers for the higher increase (16%).

HDR requests $146K for this work.

Staff Recommendations:

- Approval of the HDR OFR PSE Amendment #1- $125K

Determine other funding sources for remaining services up to $21K in separate request to ensure plans to 100/% completion and submission to TxDOT.

- Subject to Budget Availability (FY '25 reconciliation / FY ’26 projected)

- Funding Sources to be Identified:

  - TIRZ- $125K (max allocated into PSA Amendment #2 in FY ’26 Budget)

  - Transfer Balance from other HDR City contracts

  - Other Sources

This will be paid with TIRZ funds for FY25 and FY26.

Total Old Fitzhugh Budget will not be determined until bids are received once this goes out for bid. The plans are at 90% at this time.

Commission Recommendations: TIRZ will review on July 14, 2025.

Recommended Council Actions: Approval of $125,000 for HDR Task Order.

Attachments: Updated Scope, Staff Report

Next Steps/Schedule: If approved, City will pay invoices as they are received.

PROFESSIONAL SERVICES AGREEMENT

Amendment No. 3

This Amended Agreement, made and entered into this, the _____th day of July 2025, and between the **City of Dripping Springs**, Texas (hereinafter referred to as the "City") and **HDR Engineering, Inc.**, (hereinafter referred to as "Contractor"), is understood and agreed to be as set forth herein and is an amendment to the Agreement:

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

WHEREAS, tasks have changed during the course of the projects; and

WHEREAS, the Parties desire to add new tasks and end existing task orders.

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

   (a) Contractor shall deliver reports to City Hall via mail, in person, or other electronic means as appropriate.

   (b) Contractor shall attend meetings of City Council, TIRZ Board, and related committee meetings as needed to provide progress reports and drafts of the engineering services.

   (c) Contractor shall conduct business in good faith displaying professionalism and a courteous manner in dealings with the staff, citizens, and customers of the City.

   (d) Contractor will report to the City Administrator, verbally or in writing, any conflicts between Contractor and any citizen or customer in the course of performing said duties and responsibilities.

   (e) Contractor shall maintain complete and accurate records of work performed for the City. Contractor shall manage both public and confidential records that Contractor obtains pursuant to this Agreement with the understanding that some records may be subject to state open records laws. Contractor shall comply with the City's public information policies.

   (f) Performs other related duties as needed.

2. **Scope of Work.**

   Additional engineering services to be provided by the Engineer for Roadway Improvements on Old Fitzhugh Road as described in Exhibit "A". Additional Services may be agreed to in writing by both parties and billed at a negotiated rate as listed in the Professional Services Agreement for Engineering Services entered into on or around

January 2022 and Professional Services Agreement for Engineering Services Amendment 2 entered into on or around February 2024.

3. **Schedule.** Work shall commence upon execution of this agreement and shall be completed within the updated project schedule as described in Exhibit "A". This Agreement shall be in effect for the same period as the Professional Services Agreement for Engineering Services Amendment 2 entered into on or around February 2024. Contractor shall start work immediately after the execution of this Agreement. The project schedule may be altered in writing by mutual agreement.

4. **Payment for Services.** The City will compensate Contractor in accordance with the fee and hourly rate structure contained in Contractor's proposal attached as Exhibits "C" and "C-1 Additional Services" to the February 2024 Professional Services Agreement Amendment No. 2. Contractor shall invoice City in accordance with Contractor's attached proposal. Invoices will be submitted monthly, and payment is due within 30 days of City's receipt and approval of the invoice. The total amount of this contract for all services provided will not exceed one hundred and twenty-five thousand dollars ($125,000). Additional services and payment for additional services must be approved in writing by the City prior to provision of such services. Any services provided after the termination of this Agreement will be in writing.

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

6. **Limitations.** During the period the Contractor is covered by this agreement, the Contractor will not be permit ted to perform any services for any agency, developer, contractor, or individual performing work within or for the City, or any project or construction that involves inspection, coordination, approval or in any other manner that involves the City other than that work assigned by an agency of the City.

7. **Termination.** Either party may terminate this Agreement with thirty (30) days at any time with written notice to the other party. All services provided by Contractor shall be paid for in accordance with the February 2024 Professional Services Agreement Amendment No. 2, Exhibit "C" if the Agreement is terminated. City will only pay for services provided by Contractor prior to termination.

8. **Entire Agreement.** This Agreement and the Professional Services Agreement Amendment No. 2 entered into on or around February 2024 contains the entire Agreement of the parties and there are no other promises or conditions in any other Agreement whether oral or written. The Professional Services Agreement Amendment No. 2 is incorporated into this Amendment.

DRAFT

THE CITY:
City of Dripping Springs

Michelle Fischer, City Administrator

Date

CONTRACTOR:
HDR Engineering, Inc.

Justin Word, P.E., Vice President

Date

ATTEST:

Diana Boone, City Secretary

DRAFT

EXHIBIT A

ADDITIONAL ENGINEERING SEVRICES TO BE PROVIDED BY THE ENGINEER

For Roadway Improvements on Old Fitzhugh Road

Dripping Springs, Texas

The following additional services are required for the Old Fitzhugh Road project:

- Coordination and paperwork associated with TxDOT approvals required for TxDOT funding of the Old Fitzhugh Road project.
- Two additional submittals required for TxDOT approvals:
  - 90% PS&E resubmittal
  - Ready-to-Let PS&E
- Roadway, drainage, utility, and hardscape adjustments to accommodate overhead utility relocations. This includes roadway alignment, and plan and profile adjustments. Design efforts include incorporation of sawtooth curb at 90% then update to limestone block at 100% design stage.
- Drainage analysis for Mercer Street.
- Drainage analysis and redesign on east side of Old Fitzhugh Road.
- Drainage analysis and easement updates on Wolf property.
- Additional coordination and design review efforts required for utility relocations.
- Additional design efforts and renderings associated with the Old Fitzhugh Road gateway landscaping and features.
- Additional design efforts to extend the limits of the trail north to Roger Hanks Parkway.

The additional services for this work are further described below. Services in Exhibit B of the approved contract will remain in place.

PROJECT MANAGEMENT

Project Management services needed to complete the design phase are anticipated to span a period of 6 additional months. (Originally August 2023 bid, now December 2025 bid.)

TxDOT approvals require additional efforts:

- Monthly coordination meetings with TxDOT (November 2024 – December 2025)
- Additional coordination to adjust Ready-to-Let date with TxDOT
- Preparation of TxDOT forms (included at 90% and updated at 100% and Ready-to-Let submissions)
  - Form 1002
  - Form 2229

  - Form 2699
  - Certifications
  - EEPC
  - Environmental Questionnaire
  - IDF Checklist
  - LGP Checklist
- Complete an analysis of TxDOT verses City specifications and standard details. Provide data in spreadsheet format for TxDOT approval to use City specifications.

ROADWAY DESIGN

This includes work in the 90%, 100%, and Ready-to-Let Design Phases.

- Utility Pole Conflicts, Roadway Profile Changes, and Sawtooth Curb: Additional design is required to shift Old Fitzhugh Road to the west and add protective elements at relocated utility poles on the east side of Old Fitzhugh Road. This included adjustments to the alignment and profiles. Additionally, this task includes the incorporation of sawtooth curb at 90% design and cut block at 100% design stage. Multiple coordination meetings between roadway design team, utility team, PEC, drainage team, and landscape team were required to determine the best approach. Multiple meetings with the City are also required.
- Two additional PS&E submissions are assumed to meet TxDOT requirements. Additional time is anticipated to address TxDOT comments and resubmit.
  - 90% PS&E (second submission)
  - Ready-to-Let PS&E

DRAINAGE DESIGN

This includes work in the 90%, 100%, and Ready-to-Let Design Phases.

- Utility Pole Conflicts, Roadway Profile Changes, and Sawtooth Curb:
  - Redesign proposed storm drainage network and curb improvements to accommodate utility relocations on the east side of Old Fitzhugh Road.
  - Assess sawtooth curb and cut block locations and provide feedback to the design team.
  - Attend multiple design team meetings to align safety, drainage, and owner-directed aesthetic constraints.
  - This redesign effort included preparation of exhibits, cost estimates, and research for comparable details that would achieve the stakeholder goals.
- Drainage Calculations for Mercer Street - The following additional tasks were required to address TxDOT comments on 60% design plans:
  - Define the design storm runoff for a drainage area not included in the original scope of hydrologic and hydraulic analysis.

    - Include a hydrologic analysis of the drainage area that bypasses the proposed storm improvements, which ultimately discharges to the Mercer St intersection, south of the project limits.
    - Revise plans, calculations, and comment responses for this item along with other 90% review comments.
- Wolf Tract Stormwater Outlet and Drainage Easement Redefinition:
    - Revise the storm water conveyance and water quality treatment features leaving the site along the Wolf Tract (Hays County Property ID No. 17899).
    - Adjust proposed drainage easements to provide maintenance access by the City of Dripping Springs.
- Redesign of East Drainage Intercept Improvements:
    - Reevaluate the number of proposed driveway drains and recommend drainage options.
    - Review driveway segments along the eastern right-of-way to identify opportunities for regrading and hydrologic redirection through swale sections with adjusted slopes to accommodate revised roadway profile.
    - Evaluate grading tie-ins for various curb types and topographic constraints from eastern drainage areas. Specifically, locations where curbs transition from one type to another (e.g. curb and gutter to ribbon and/or sawtooth).
    - Revise both the curb improvements and the drainage network improvements to prevent unacceptable spread of flow within the ROW.
    - Update grading exhibits to illustrate transitions between curb-and-gutter, ribbon curb, sawtooth/slotted curb, and swale areas.
    - Revised the storm drain network to reflect the updated roadway profile, adjusting pipe alignments, inverts, and drainage areas.
    - Reanalyze hydraulic performance to confirm system capacity.

SIGNING AND PAVEMENT MARKING – No additional services are required.

TRAFFIC CALMING – No additional services are required.

TRAFFIC CONTROL PLAN, DETOURS, AND SEQUENCE OF CONSTRUCTION – No additional services are required.

ILLUMINATION – No additional services are required.

STORM WATER POLLUTION PREVENTION PLANS (SW3P) – No additional services are required.

UTILITY COORDINATION – Additional efforts are required to facilitate relocations of utilities on the project.

- Additional correspondence with utility providers on relocation status.
- Attend two DSWS board meetings.

- Attend onsite meeting to walk the project with DSWS.
- Additional utility coordination meetings to facilitate relocations and clearance.
    - 22 meetings have occurred to date and 10 more are anticipated.
    - The original scope assumed 15 meetings
    - Prepare agendas and meeting notes to document meeting discussions.
- Design coordination with DSWS including adjusting/sending CAD files to avoid or minimize DSWS water conflicts, impacted trees, and impacted utilities.
- Updated existing utility layouts, proposed layouts, and Conflict Matrix due to receipt of new as-built data from DSWS.
- Researched deeds and DSWSC easement evidence to determine proportionate share of relocation costs.
- Provide additional documentation for TxDOT approvals:
    - Utility ID request forms
    - Utility Notice of Proposed Construction Letters
    - Draft Construction Management Plan

ENVIRONMENTAL – No additional services are required.

PUBLIC OUTREACH – No additional services are required.

RIGHT OF WAY SURVEYING - No additional services are required.

URBAN DESIGN AND LANDSCAPE ARCHITECTURE

This includes work in the 90% and 100% Design Phase.

The following landscape-related, additional services are required for the Old Fitzhugh Road project for MAS, the Project Landscape Architect:

LANDSCAPE 90% PS&E RESUBMITTAL
Integrate new elements and revise the plans that were not originally part of the scope including:

- Update the color-rendered roll-plot for presentation to the City's historic commission and the TIRZ Board, per request from City.
- Develop the design for the Old Fitzhugh Road gateway landscaping and features at the intersection of RM 12 and Old Fitzhugh Road and prepare perspective rendering.
- Create slide presentation of the Old Fitzhugh Road gateway landscaping and features for presentation to the historic commission.
- Revise both design, perspective and slide presentation per City Manager's direction prior to presentation to boards and commissions.
- Extend the hardscape and landscape design associated with the trail extension north to Roger Hanks Parkway.
- Revise locations of street trees throughout entire project corridor to provide offsets from new underground wet utility locations, as well as from revised storm drain locations.

- Revise again the locations of street trees throughout entire project corridor to provide required lateral offsets from newly located/revised overhead electric lines, as well as
- MAS and its Irrigation Designer will provide estimates of probable construction costs for landscape and irrigation elements.

100% PS&E RE-SUBMITTAL
Integrate new elements and revise the plans that were not originally part of the scope including:

- Assist the HDR Team to develop an alternate design to the "sawtooth curb" to allow for stormwater to run-off to the eastern edge of the new roadway while providing a vehicular barrier/protection for pedestrians and utility poles. The alternative design provides a more aesthetically-appropriate solution for this historic district, using strategically-placed natural limestone blocks or boulders that are spaced to allow runoff to flow by them.
- Conduct research with Native American Seed on specialty seed mixes appropriate for the Wildflower Meadows and Pollinator Garden and develop special specifications to describe recommended planting process and watering routine.

GEOTECHNICAL ENGINEERING AND PAVEMENT DESIGN – No additional services are required.

ACCESSIBILITY REVIEW – No additional services are required.

PS&E PREPARATION – The following additional services are required:

- TxDOT is requiring a second 90% design plan submission.
- A Ready-to-Let submission to TxDOT, incorporating 100% design comments is anticipated.

BID PHASE SERVICES (Hourly) – No additional services are required.

CONSTRUCTION PHASE SERVICES (Hourly) – No additional services are required.

EXCLUSIONS

- Construction Inspection and Materials Testing services are excluded from this contract. These services will be performed by the CITY through other contracting measures
- Design services beyond those specifically stated in this scope and any previously approved scopes
- Construction surveying
- Daily or repeated Construction Inspection Services beyond field meetings established in the scope
- Renderings or animated models
- Retaining Wall Design
- Traffic Signal Warrant Studies or Signal Design
- Utility Relocation Design
- Bid advertisement for the construction project

Old Fitzhugh Road PS&E - Additional Services 3

	Summary		HDR	Doucet	MAS	HVJ	TOTAL
A	**Project Management**						
		Hours	29	0	20	0	**49**
		Fee	$7,940	$0	$3,800	$0	**$11,740**
B	**Roadway Design**						
		Hours	84	0	0	0	**84**
		Fee	$13,660	$0	$0	$0	**$13,660**
C	**Drainage Design**						
		Hours	0	147	0	0	**146.5**
		Fee	$0	$24,125	$0	$0	**$24,125**
D	**Signing and Pavement Marking**						
		Hours	0	0	0	0	**0**
		Fee	$0	$0	$0	$0	**$0**
E	**Traffic Calming**						
		Hours	0	0	0	0	**0**
		Fee	$0	$0	$0	$0	**$0**
F	**Traffic Control Plans**						
		Hours	0	0	0	0	**0**
		Fee	$0	$0	$0	$0	**$0**
G	**Illumination**						
		Hours	0	0	0	0	**0**
		Fee	$0	$0	$0	$0	**$0**
H	**Erosion Control and SW3P Narrative**						
		Hours	0	0	0	0	**0**
		Fee	$0	$0	$0	$0	**$0**
I	**Utility Coordination**						
		Hours	338	0	0	0	**338**
		Fee	$61,070	$0	$0	$0	**$61,070**
J	**Environmental**						
		Hours	0	0	0	0	**0**
		Fee	$0	$0	$0	$0	**$0**
K	**Public Outreach**						
		Hours	0	0	0	0	**0**
		Fee	$0	$0	$0	$0	**$0**
L	**Right-of-Way Surveying**						
		Hours	0	0	0	0	**0**
		Fee	$0	$0	$0	$0	**$0**
M	**Landscape, Streetscape Design, and Urban Design**						
		Hours	0	0	162	0	**162**
		Fee	$0	$0	$22,300	$0	**$22,300**
N	**Geotechnical Engineering and Pavement Design**						
		Hours	0	0	0	0	**0**
		Fee	$0	$0	$0	$0	**$0**
O	**PS&E Preparation**						
		Hours	46	0	0	0	**46**
		Fee	$10,030	$0	$0	$0	**$10,030**
P	**Bid Phase Services**						
		Hours	0	0	0	0	**0**
		Fee	$0	$0	$0	$0	**$0**
Q	**Construction Phase Services**						
		Hours	0	0	0	0	**0**
		Fee	$0	$0	$0	$0	**$0**
R	**Expenses**						
		Fee	$0	$0	$3,700	$0	**$3,700**
		TOTAL HOURS	**497**	**147**	**182**	**0**	**825.5**
		TOTAL FEE	**$92,700**	**$24,125**	**$29,800**	**$0**	**$146,625**

Old Fitzhugh Road PS&E - Additional Services 3

	Detailled Summary		HDR	Doucet	MAS	HVJ	TOTAL
A	**Project Management**						
		Hours	**29**	**0**	**20**	**0**	**49**
		Fee	**$7,940**	**$0**	**$3,800**	**$0**	**$11,740**
B	**Roadway Design**						
		100% Hours	84	0	0	0	84
		100% Fee	$13,660	$0	$0	$0	$13,660
		Total Hours	**84**	**0**	**0**	**0**	**84**
		Total Fee	**$13,660**	**$0**	**$0**	**$0**	**$13,660**
C	**Drainage Design**						
		100% Hours	0	146.5	0	0	146.5
		100% Fee	$0	$24,125	$0	$0	$24,125
		Total Hours	**0**	**147**	**0**	**0**	**146.5**
		Total Fee	**$0**	**$24,125**	**$0**	**$0**	**$24,125**
D	**Signing and Pavement Marking**						
		Total Hours	**0**	**0**	**0**	**0**	**0**
		Total Fee	**$0**	**$0**	**$0**	**$0**	**$0**
E	**Traffic Calming**						
		Hours	**0**	**0**	**0**	**0**	**0**
		Fee	**$0**	**$0**	**$0**	**$0**	**$0**
F	**Traffic Control Plans**						
		Hours	**0**	**0**	**0**	**0**	**0**
		Fee	**$0**	**$0**	**$0**	**$0**	**$0**
G	**Illumination**						
		Total Hours	**0**	**0**	**0**	**0**	**0**
		Total Fee	**$0**	**$0**	**$0**	**$0**	**$0**
H	**Erosion Control and SW3P Narrative**						
		Hours	**0**	**0**	**0**	**0**	**0**
		Fee	**$0**	**$0**	**$0**	**$0**	**$0**
I	**Utility Coordination**						
		Hours	**338**	**0**	**0**	**0**	**338**
		Fee	**$61,070**	**$0**	**$0**	**$0**	**$61,070**
J	**Environmental**						
		Hours	**0**	**0**	**0**	**0**	**0**
		Fee	**$0**	**$0**	**$0**	**$0**	**$0**
K	**Public Outreach**						
		Hours	**0**	**0**	**0**	**0**	**0**
		Fee	**$0**	**$0**	**$0**	**$0**	**$0**
L	**Right-of-Way Surveying**						
		Hours	**0**	**0**	**0**	**0**	**0**
		Fee	**$0**	**$0**	**$0**	**$0**	**$0**
M	**Landscape, Streetscape Design, and Urban Design**						
		90% Hours	0	0	106	0	106
		90% Fee	$0	$0	$14,700	$0	$14,700
		100% Hours	0	0	56	0	56
		100% Fee	$0	$0	$7,600	$0	$7,600
		Total Hours	**0**	**0**	**162**	**0**	**162**
		Total Fee	**$0**	**$0**	**$22,300**	**$0**	**$22,300**
N	**Geotechnical Engineering and Pavement Design**						
		Hours	**0**	**0**	**0**	**0**	**0**
		Fee	**$0**	**$0**	**$0**	**$0**	**$0**
O	**PS&E Preparation**						
		Total Hours	**46**	**0**	**0**	**0**	**46**
		Total Fee	**$10,030**	**$0**	**$0**	**$0**	**$10,030**
P	**Bid Phase Services**						
		Total Hours	**0**	**0**	**0**	**0**	**0**
		Total Fee	**$0**	**$0**	**$0**	**$0**	**$0**
Q	**Construction Phase Services**						
		Total Hours	**0**	**0**	**0**	**0**	**0**
		Total Fee	**$0**	**$0**	**$0**	**$0**	**$0**
R	**Expenses**						
		Fee	**$0**	**$0**	**$3,700**	**$0**	**$3,700**
		TOTAL HOURS	**497**	**147**	**182**	**0**	**826**
		TOTAL FEE	**$92,700**	**$24,125**	**$29,800**	**$0**	**$146,625**

HDR Engineering, Inc.

		Proj Principal	Proj Manager	QC Manager	Sr. Light Engr	Sr. Engr	Proj Engr	EIT	Sr. Utility Engr	Sr. Utility Coordinator	Utility Coordinator	Sr. Real Estate Lead	Sr. Real Estate Spec	Real Estate Spec	Sr. Env Lead	Sr. Env. Scientist	Env Scientist	Public Involvement Manager	Public Involvement Coordinator	Graphic Designer I	GIS Analyst	Sr. CADD Tech	CADD Tech	Arch/Historian	Admin Asst	TOTAL
	2025 Rates	**$330**	**$300**	**$290**	**$260**	**$255**	**$165**	**$135**	**$250**	**$185**	**$115**	**$300**	**$200**	**$125**	**$235**	**$150**	**$120**	**$235**	**$135**	**$115**	**$145**	**$165**	**$130**	**$110**	**$110**	
A	**Project Management**																									
	Coordination with City																									0
	Invoicing and Schedule Updates		3																						4	7
	Subconsultant Coordination, Deliverables Review and Invoices		8																							8
	Quality Assurance / Quality Control																									0
	TxDOT Coordination, Paperwork & Processes		14																							14
	Task Subtotal Hours	**0**	**25**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**29**
	Task Subtotal Fee	**$0**	**$7,500**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$440**	**$7,940**
B	**Roadway Design**																									
	100% Plans																									
	Sawtooth Curb / Cut Block Evaluation					4		24																		28
	Design Updates for Additional Submittal Package					8		24																		32
	Additional PSE Submittal QC and Prepare					8																	16			24
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**20**	**0**	**48**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**16**	**0**	**0**	**84**
	100% Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$5,100**	**$0**	**$6,480**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,080**	**$0**	**$0**	**$13,660**
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**20**	**0**	**48**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**16**	**0**	**0**	**84**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$5,100**	**$0**	**$6,480**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,080**	**$0**	**$0**	**$13,660**
C	**Drainage Design**																									
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
D	**Signing and Pavement Marking**																									
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
E	**Traffic Calming**																									
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
F	**Traffic Control Plans**																									
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
G	**Illumination**																									
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
H	**Erosion Control and SW3P Narrative**																									
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
I	**Utility Coordination**																									
	One-Call, Determine and Document Point of Contacts																									0
	Coordination with Project Team, Utility Status Reports								40		40															80
	Project Notification Letters, Host Kick-Off Mtg, Minutes																									0
	Host individual Utility Coordination Meetings								34		34															68
	Produce Meeting Minutes and Communication Tracking Log										34															34
	Coordination of Utility Conflicts, Solutions, relocation Designs																									0
	Obtain Clearance letters and request Prior Rights documentation								8																	8
	Utility Relocation Permitting coordination								2																	2
	TxDOT Coordination Process		4						30																	34
	DSWS Board Meetings		8																							8
	Field Walk-Through								6		6															12
	SUE QL-C/D																									0
	QL-D: Records Collection and Mapping, Verification, QC																									0
	Utility Engineering																									0
	Verify Identified Conflicts, Identify additional conflicts																									0
	Develop and maintain detailed Conflict Matrix								8		8															16
	Calculate conflict clearances, confirm or clear conflicts, QC								4		8															12
	Determine need for QL-B/A SUE																									0
	Technical support with utilities and project team to determine conflict Solutions								8		24															32
	Provide feasible utility relocation alignments								8		24															32
	Provide review and comments of Utility Relocation Designs																									0
	Task Subtotal Hours	**0**	**12**	**0**	**0**	**0**	**0**	**0**	**148**	**0**	**178**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**338**
	Task Subtotal Fee	**$0**	**$3,600**	**$0**	**$0**	**$0**	**$0**	**$0**	**$37,000**	**$0**	**$20,470**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$61,070**
J	**Environmental**																									
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

K	**Public Outreach**																									
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
L	**Right-of-Way Surveying**																									
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
M	**Landscape, Streetscape Design, and Urban Design**																									
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
N	**Geotechnical Engineering and Pavement Design**																									
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
O	**PS&E Preparation**																									
	Two Additional Submittals																									
	Specifications and General Notes						16																			16
	Plans and Estimate		2			2	10																			14
	Contract Time Determination		2			2																				4
	QA/QC Reviews		4	8																						12
	Task Subtotal Hours	**0**	**8**	**8**	**0**	**4**	**26**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**46**
	100% Subtotal Fee	**$0**	**$2,400**	**$2,320**	**$0**	**$1,020**	**$4,290**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$10,030**
	Task Subtotal Hours	**0**	**8**	**8**	**0**	**4**	**26**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**46**
	Task Subtotal Fee	**$0**	**$2,400**	**$2,320**	**$0**	**$1,020**	**$4,290**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$10,030**
P	**Bid Phase Services**																									
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Q	**Construction Phase Services**																									
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
R	**Expenses**																									
	Printing																									
	Mileage																									
	TDLR Accessibility Review - Altura																									
	Task Subtotal Fee																									**$0**
	TOTAL HOURS	**0**	**45**	**8**	**0**	**24**	**26**	**48**	**148**	**0**	**178**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**16**	**0**	**4**	**497**
	TOTAL FEE	**$0**	**$13,500**	**$2,320**	**$0**	**$6,120**	**$4,290**	**$6,480**	**$37,000**	**$0**	**$20,470**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,080**	**$0**	**$440**	**$92,700**

Doucet & Associates

			Sr. PM	Project Engineer III	Engr. Assoc. III	Engr. Assoc. II	Senior Civil Technician	TOTAL
	2025 Rates		**$240**	**$175**	**$150**	**$135**	**$165**	
A	**Project Management**							
		Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
B	**Roadway Design**							
		Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
C	**Drainage Design**							
	100% Plans, Permitting, Bid Support, Specifications							
	Hydrologic and Hydraulic design		1	27.5	7	5.5	14	55
	Storm Drain analyses and design, including outfall							0
	Storm Drain Hydrologic and Hydraulic Tables							0
	Storm Water Detention Analysis and Design							0
	Water Quality and Rain garden/bioretention design							0
	Plan Sheets for Drainage Design							0
	Stormwater Report							0
	City of Dripping Springs Permitting/Coordination							0
	Mercer Street Drainage Analysis			1	9.5	5.5		16
	Wolf Tract Easement Redesign		1	11		6		18
	Redesign East Drainage Intercept Improvements		3	34.5	13	7		57.5
		Task Subtotal Hours	**5**	**74**	**29.5**	**24**	**14**	***146.5***
		100% Subtotal Fee	***$1,200***	***$12,950***	***$4,425***	***$3,240***	***$2,310***	***$24,125***
		Task Subtotal Hours	**5**	**74**	**29.5**	**24**	**14**	**146.5**
		Task Subtotal Fee	**$1,200**	**$12,950**	**$4,425**	**$3,240**	**$2,310**	**$24,125**
D	**Signing and Pavement Marking**							
		Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
E	**Traffic Calming**							
		Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
F	**Traffic Control Plans**							
		Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
G	**Illumination**							
		Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
H	**Erosion Control and SW3P Narrative**							
		Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
I	**Utility Coordination**							
		Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
J	**Environmental**							
		Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
K	**Public Outreach**							
		Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
L	**Right-of-Way Surveying**							
		Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

M	**Landscape, Streetscape Design, and Urban Design**							
		Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
N	**Geotechnical Engineering and Pavement Design**							
		Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
P	**Bid Phase Services**							
		Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Q	**Construction Phase Services**							
		Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
R	**Expenses**							
	Printing							
	Mileage							
		Task Subtotal Fee						**$0**
		TOTAL HOURS	**5**	**74**	**29.5**	**24**	**14**	**146.5**
		TOTAL FEE	**$1,200**	**$12,950**	**$4,425**	**$3,240**	**$2,310**	**$24,125**

MCCANN ADAMS STUDIO

			PRINCIPAL	PROJ MGR	CAD	TOTAL
	2025 TIRZ RATES		**$250**	**$150**	**$100**	
A	**Project Management**					
	Coordination with City		8	12		20
	Invoicing and Schedule Updates					0
	Subconsultant Coordination, Deliverables Review and Invoices					0
	Quality Assurance / Quality Control					0
	TxDOT Coordination, Paperwork & Processes					0
		Task Subtotal Hours	**8**	**12**	**0**	**20**
		Task Subtotal Fee	**$2,000**	**$1,800**	**$0**	**$3,800**
B	**Roadway Design**					
		Task Subtotal Hours	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
C	**Drainage Design**					
		Task Subtotal Hours	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
D	**Signing and Pavement Marking**					
		Task Subtotal Hours	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
E	**Traffic Calming**					
		Task Subtotal Hours	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
F	**Traffic Control Plans**					
		Task Subtotal Hours	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
G	**Illumination**					
		Task Subtotal Hours	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
H	**Erosion Control and SW3P Narrative**					
		Task Subtotal Hours	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
I	**Utility Coordination**					
		Task Subtotal Hours	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
J	**Environmental**					
		Task Subtotal Hours	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
K	**Public Outreach**					
		Task Subtotal Hours	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
L	**Right-of-Way Surveying**					
		Task Subtotal Hours	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
M	**Landscape, Streetscape Design, and Urban Design**					
	90% Plans		18	28	60	106
		Task Subtotal Hours	***18***	***28***	***60***	***106***
		90% Subtotal Fee	***$4,500***	***$4,200***	***$6,000***	***$14,700***

	100% Plans		8	16	32	56
		Task Subtotal Hours	***8***	***16***	***32***	***56***
		100% Subtotal Fee	***$2,000***	***$2,400***	***$3,200***	***$7,600***
		Task Subtotal Hours	**26**	**44**	**92**	**162**
		Task Subtotal Fee	**$6,500**	**$6,600**	**$9,200**	**$22,300**
N	**Geotechnical Engineering and Pavement Design**					
		Task Subtotal Hours	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
O	**PS&E Preparation**					
		Task Subtotal Hours	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
P	**Bid Phase Services**					
		Task Subtotal Hours	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
Q	**Construction Phase Services**					
		Task Subtotal Hours	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
R	**Expenses**					
	Printing					
	Mileage					
	Irrigation Consultant					$3,700
		Task Subtotal Fee				**$3,700**
		TOTAL HOURS	**34**	**56**	**92**	**182**
		TOTAL FEE	**$8,500**	**$8,400**	**$9,200**	**$29,800**

PROFESSIONAL SERVICES AGREEMENT
Amendment No. 2

This Amended Agreement, made and entered into this, the 20th day of February 2024, and between the **City of Dripping Springs**, Texas (hereinafter referred to as the "City") and **HDR Engineering, Inc.**, (hereinafter referred to as "Contractor"), is understood and agreed to be as set forth herein and is an amendment to the Agreement:

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

WHEREAS, tasks have changed during the course of the projects; and

WHEREAS, the Parties desire to add new tasks and end existing task orders.

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

   (a) Contractor shall deliver reports to City Hall via mail, in person, or other electronic means as appropriate.

   (b) Contractor shall attend meetings of City Council, TIRZ Board, and related committee meetings as needed to provide progress reports and drafts of the engineering services.

   (c) Contractor shall conduct business in good faith displaying professionalism and a courteous manner in dealings with the staff, citizens, and customers of the City.

   (d) Contractor will report to the City Administrator, verbally or in writing, any conflicts between Contractor and any citizen or customer in the course of performing said duties and responsibilities.

   (e) Contractor shall maintain complete and accurate records of work performed for the City. Contractor shall manage both public and confidential records that Contractor obtains pursuant to this Agreement with the understanding that some records may be subject to state open records laws. Contractor shall comply with the City's public information policies.

   (f) Performs other related duties as needed.

2. **Scope of Work.**

   (a) Contractor will prepare plans, specifications and estimates through 100% plans, and including the specified bid phase and construction phase services as described in Exhibits "A", "B", and "B-1". Additional Services may be agreed to in writing by both parties and billed at a negotiated rate as listed in Exhibits "C" in future task orders.

3. **Schedule.** Work shall commence upon execution of this agreement and shall be completed within the updated project schedule as described in Exhibit "E", to be determined and mutually agreed following execution of this agreement. This Amendment to the Agreement provides for completion of the 100% plans. This Agreement shall be in effect for a period of three (3) years unless terminated as provided below or if all work associated with Agreement is completed. Contractor shall start work immediately after the execution of this Agreement. The project schedule may be altered in writing by mutual agreement.

4. **Payment for Services.** The City will compensate Contractor in accordance with the fee and hourly rate structure contained in Contractor's proposal attached as Exhibits "C" and "C-1 Additional Services". Contractor shall invoice City in accordance with Contractor's attached proposal. Invoices will be submitted monthly, and payment is due within 30 days of City's receipt and approval of the invoice. The total amount of this contract for all services provided will not exceed eight hundred and ninety-eight thousand five hundred dollars ($898,500). Additional services and payment for additional services will be subject to Exhibit "C" and must be approved in writing by the City prior to provision of such services. The fee amounts in Exhibit "C" are valid for three (3) years. Any services provided after the termination of this Agreement will be in writing.

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

6. **Limitations.** During the period the Contractor is covered by this agreement, the Contractor will not be pemitted to perform any services for any agency, developer, contractor, or individual performing work within or for the City, or any project or construction that involves inspection, coordination, approval or in any other manner that involves the City other than that work assigned by an agency of the City.

7. **Termination.** Either party may terminate this Agreement with thirty (30) days at any time with written notice to the other party. All services provided by Contractor shall be paid for in accordance with Exhibit "C" if the Agreement is terminated. City will only pay for services provided by Contractor prior to termination.

8. **Injuries/ Insurance.** Contractor acknowledges the contractor's obligation to obtain appropriate insurance coverage as listed in Exhibit "D".

9. **Indemnification.** Contractor agrees to indemnify and hold City harmless from all claims, losses, expenses, fees, including attorney's fees, costs, and judgments that may be asserted against City that result from acts or omissions of Contractor, Contractor 's employees, if any, and Contractor's agents.

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

11. 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:	**For the Contractor:**
City of Dripping Springs	HDR Engineering, Inc.
Attn: City Administrator	Attn: Justin Word, P.E.
P.O. Box 384	804 Lavaca, Suite 900
Dripping Springs, TX 78620	Austin, TX 78701
(512) 858-4725	(512) 904-3728

Either party may change such address from time to time by providing written notice to the other in the manner set forth above. Notice is deemed to have been received three (3) days after deposit in U.S. mail.

12. Mandatory Disclosures. Texas law requires that vendors make certain disclosures. Prior to the effective date of this Contract, the Contractor has submitted to the City a copy of the Conflict-of-Interest Questionnaire form (CIQ Form) approved by the Texas Ethics Commission (Texas Local Government Code Chapter 176). The Contractor shall submit a Form 1295 to the Texas Ethics Commission. 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).

13. 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.

14. 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.

15. Applicable Law. The laws of the State of Texas shall govern this Agreement.

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

17. 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 any prior written agreements between the parties. If there is any conflict between this Agreement and any Attachment, this Agreement controls.

CITY OF DRIPPING SPRINGS:

Michelle Fischer, City Administrator

February 20, 2024
Date

HDR ENGINEERING, INC.:

Justin Word, P.E., Vice President

February 29, 2024
Date

ATTEST:

Andrea Cunningham, City Secretary

City of Dripping Springs TEXAS Inc. 1981

EXHIBIT A

SERVICES TO BE PROVIDED BY THE CITY

For Roadway Improvements on Old Fitzhugh Road

Dripping Springs, Texas

Project Limits: Old Fitzhugh Road from Mercer Street to RM 12

Project Length: 3,300 feet (0.6 Miles)

In coordination with the services to be provided by the ENGINEER, as described in Exhibit B, the CITY shall provide the following, as available:

PROJECT MANAGEMENT

The CITY will designate a Project Manager to represent the CITY.

DESIGN / ENVIRONMENTAL / UTILITY ENGINEERING

Any records available which would assist in the identification of environmental constraints.

A. Reviews of recommendations offered by HDR Engineering, Inc. (ENGINEER) and approve or reject any or all work performed under this contract
B. Review of progress of work and final acceptance of deliverables
C. Processing of all periodic payment requests submitted by ENGINEER
D. Assist as necessary in submittal of documentation to regulatory agencies for review, comment, or approval when specified.
E. All comments regarding the review of the engineering services completed
F. Assistance in the coordination and scheduling of site visits
G. Review and approval of typical roadway sections and design criteria developed by the ENGINEER
H. Pavement design to be used for all new roadways, in consultation with the ENGINEER
I. Assist as necessary in obtaining the required data and information from other local, regional, state, and federal agencies
J. Provide the ENGINEER with timely reviews and decisions necessary for the ENGINEER to maintain the project work schedule
K. Distribute plan sets to the appropriate agencies and the public
L. Schedule and coordinate, with the ENGINEER public involvement meetings
M. Furnish available horizontal control points established by the CITY
N. Furnish available plans and design information for adjoining projects
O. Furnish available right-of-way maps
P. Negotiate with all utility companies for any agreements and required relocations
Q. Pay all reviewing agency fees promptly including review, inspection and recording fees
R. Assist with obtaining right-of-entry (ROEs) for adjoining property owners necessary for field surveying outside existing public right-of-way
S. Right of Way Acquisition services and landowner negotiations

T. Title Commitments for parcels to be acquired
U. Advertisement and solicitation for bids to construct the project

PLAN REVIEW TURN-AROUND TIMES

- 30% Submittal: 3-4 Weeks
- 60% Submittal: 3-4 Weeks
- 90% Submittal: 3-4 Weeks
- 100% Final Submittal: 2-3 Weeks

EXHIBIT B

ENGINEERING SERICES TO BE PROVIDED BY THE ENGINEER

For Roadway Improvements on Old Fitzhugh Road

Dripping Springs, Texas

Project Limits: Old Fitzhugh Road from Mercer Street to RM 12

Project Length: 3,300 feet (0.6 Miles)

Project Statement

The roadway improvements for Old Fitzhugh Road from Mercer Street to RM 12 include reconstructing the roadway to incorporate pedestrian facilities, illumination, landscaping and limited on-street parking according to the approved schematic developed in the Conceptual Design Phase.

The work to be performed by HDR Engineering, Inc. (ENGINEER) for this work shall consist of providing engineering services for survey, utility coordination, right-of-way coordination, roadway, drainage, signing, pavement markings, and illumination at 30%, 60%, 90% and the Final Plans, Specifications, and Estimate (PS&E) submittals. The project limits are from Mercer Street to RM 12 for a length of approximately 3,300 feet.

Project control will be compatible with the current Geographical Information Systems (GIS) in use by the City of Dripping Springs (CITY). The ENGINEER shall collect, review, and evaluate the available existing data pertaining to this project and prepare the project design in accordance with applicable requirements, design criteria, and policies of the CITY.

The PS&E package shall be prepared in accordance with the requirements of the applicable TxDOT and CITY Specifications, Standards, and Manuals (current versions in effect on the NTP date). Whenever possible, TxDOT and the CITY's standard drawings, standard specifications, or previously approved special provisions and/or special specifications will be used. If a special provision and/or special specification must be developed for this project, it shall be in a format acceptable to the CITY and, to the extent possible, incorporate references to approved test procedures.

All design exceptions to approved design criteria shall be requested in writing, by the ENGINEER for approval by the CITY prior to incorporating the criteria into the project design.

The ENGINEER shall make reasonable efforts to minimize or avoid where possible, utility conflicts and the relocation of existing utilities.

The ENGINEER shall prepare parcel sketches and metes and bounds descriptions for the parcels and ROW footprint previously determined at the Conceptual Design Phase and confirmed at the 30% PS&E design level, subject to approval by the CITY. Necessary construction easements shall also be identified.

The CITY will be the principal point of contact for public or private inquiries regarding the project. The ENGINEER will prepare technical exhibits and attend public stakeholder meetings as requested by the CITY.

The detailed scope of services for this work is further described below.

PROJECT MANAGEMENT

A. Coordination with CITY: The ENGINEER will coordinate with the CITY to complete the PS&E for the project. The ENGINEER will prepare for and attend monthly coordination meetings with the CITY to discuss project progress, planned activities, key issues or items requiring decision or approval by the City. The ENGINEER shall prepare meeting minutes for all meetings and will distribute to staff for approval and record keeping. Project Management services needed to complete the design phase are anticipated to span a period of 12 months.

B. Invoicing and Schedule Updates: The ENGINEER will provide monthly invoices for payment to the CITY including a project status report of work completed within the reporting period, work anticipated in the next work period, and any outstanding issues or concerns. The ENGINEER will also provide design schedule updates with the monthly invoices detailing work completed and any task adjustments. Status reporting, invoicing, and schedule updates are anticipated to span a period of 12 months.

C. Subconsultant Coordination, Deliverable Review and Invoices: Monthly coordination with the team will be conducted to verify project milestones are met. The ENGINEER will meet with Subconsultants to discuss progress, design updates, constraints, and completion schedules for key tasks. The ENGINEER shall review deliverables from Subconsultants for conformance with the approved scope and project design. Subconsultants will forward their monthly invoices directly to the ENGINEER. The ENGINEER will review, process, and combine all invoices into one deliverable and forward one copy for payment to the CITY.

D. Quality Assurance / Quality Control: The ENGINEER will develop a project-specific quality control plan identifying key roles, responsibilities, record keeping procedures, and anticipated review dates and make a copy available to the CITY. The ENGINEER will provide quality control of identified documents prior to each defined design submittal (30%, 60%, 90%, and Final) following established QA/QC processes.

ROADWAY DESIGN

A. Title Sheet and Index of Sheets

a. Prepare Title sheet
b. Prepare Index of Sheets including standard selections

B. Typical Sections: Typical sections shall be prepared for existing conditions and proposed improvements. Typical sections shall include width of travel lanes, shoulders, outer separations, border widths, sidewalks, curb offsets, and ROW. The typical section shall also include PGL, centerline, pavement design, longitudinal joints, side slopes, sodding/seeding limits, concrete traffic barriers and sidewalks, station limits, common proposed and existing structures including

retaining walls, existing pavement removal, limits of embankment and excavation, and existing and proposed utilities.

C. **Project Layout:** Layout shall consist of a planimetric file of existing features and the proposed improvements within the existing and proposed ROW. The layout shall include the following features:

   a. Existing/Proposed ROW
   b. Existing/proposed horizontal alignment
   c. Proposed drainage features
   d. Proposed retaining walls/bridges/culverts (as applicable)
   e. Begin/end project stations
   f. Street names

D. **Survey Control Sheet:** Sheet will include horizontal/vertical control points used to establish survey control and will identify horizontal/vertical survey datum and surface to grid adjustment factors.

E. **Horizontal Alignment Data Sheets:** Sheet includes data for the horizontal alignment for Old Fitzhugh Rd. Superelevation data consisting of station, slope, and begin and end transition will be provided as needed.

F. **Roadway Plan & Profile:** The ENGINEER will develop plan and profile (1" = 40' sheets) using the survey acquired by the ENGINEER, as well as utilizing the approved roadway design criteria.

   The plan view shall contain the following design elements:

   a. Calculated roadway centerlines for roadway including cross streets as applicable. Horizontal control points shall be shown.
   b. Pavement edges for all improvements (main roadway, cross streets, and driveways)
   c. Right-of-way and easement limits (proposed and existing)
   d. Linework for proposed drainage elements
   e. The geometrics (pavement cross slope, lane, and shoulder widths) and typical sections of the proposed highway roadway and crossroads
   f. Horizontal and vertical roadway alignments.
   g. Direction of traffic flow on all roadway lanes
   h. Sidewalks/Pedestrian facilities
   i. Identified utilities and providers

   The profile view shall contain the following design elements:

   a. Calculated profile grade
   b. Existing and proposed profiles along the proposed centerline.
   c. Drawing vertical scale to be 1" =10'
   d. Existing and proposed utilities, including proposed drainage crossings

G. **Intersection Layouts - Cross Streets:** The ENGINEER shall provide an intersection layout detailing the pavement design and drainage design at the intersection of each cross street. The

layout shall include the horizontal and vertical alignments, curb returns, contours, geometrics, transition length, stationing, pavement, drainage details, and American with Disabilities Act Accessibility Guidelines (ADAAG)/PROWAG compliance items. The ENGINEER shall design for full pavement width to the ROW and provide a transition to the existing roadway.

H. **Driveway Plan & Profiles:** Prepare driveway plan and profiles with details including station, pavement section, width, length, radii, proposed grades, parallel culvert details (if needed) and associated temporary construction easements.

I. **Removal Layouts:** Provide removal layouts 1" = 50' scale (double bank) detailing items to be removed for project limits.

J. **Pedestrian and Bicycle Facilities**: The ENGINEER shall coordinate with the City to incorporate pedestrian and bicycle facilities as required or shown on the project's schematic. All pedestrian/bicycle facilities must be designed in accordance with the latest Americans with Disabilities Act Accessibility Guidelines (ADAAG), the Texas Accessibility Standards (TAS), PROWAG, and the AASHTO *Guide for the Development of Bicycle Facilities*.

K. **Roadway Cross Sections:** The ENGINEER shall determine earthwork quantities and provide final design cross sections at 50-foot intervals. Cross sections shall be delivered on 11"x17" sheets. The ENGINEER shall provide all criteria and input files used to generate the design cross sections. Cross sections and quantities shall consider existing pavement removals. Annotation shall include at a minimum existing/proposed right of way, side slopes (front & back), and profile elevations. Cross sections shall be submitted by the ENGINEER at the 60%, 90%, and Final submittals, respectively.

L. **Miscellaneous Detail Sheets:** Provide detail sheets (estimated 5 sheets) for miscellaneous design details.

M. **Quantity Summary Sheets:** Prepare and update summary of estimated quantity sheets showing item description, item unit, and item quantity for roadway bid items. Summary sheets shall be updated at each milestone submittal.

N. **Standards Selection:** Include standard sheets applicable to project for roadway design elements.

DRAINAGE DESIGN

Coordination with City staff and perform field review. This will take place at project inception and after completion of the 30% design phase.The following tasks will occur in the 30%, 60%, 90%, and 100% plan phases.

Complex Hydraulic Design Hydrologic and Hydraulic Design: The ENGINEER will prepare hydrologic and hydraulic analyses of the proposed storm drain system, storm drain pipe outfalls, and conveyance to and through the detention basins/water quality basins. This includes design of the storm drain/stormwater management system in the right-of-way and conveyance storm drain lines to the receiving creek west of the project. As part of this effort, four (4) prospective drainage easements will be defined and coordinated with the project team. Storm drain outfall structures and the necessary permanent erosion control measures will be part of the plans and specifications.

Storm Drain Analysis and Design

A. **Storm Drains:** The ENGINEER will perform the following storm drain design services:

a. Storm drain analysis incorporating updated Rational Method peak flows for the specified frequencies.
b. Design storm drain system (inlets, laterals, trunk lines and outfalls) that minimize the interference with the passage of traffic or incur damage to the highway and local property in accordance with the City of Dripping Springs requirements and use Atlas 14 rainfall data.
c. Determine hydraulic grade line starting at the outfall channel or overland flow location (tributary west of Old Fitzhugh Road) for each storm drain design. Use the design water surface elevation of the outfall as the starting basis (tailwater) for the design of the proposed storm sewer system. The tailwater will be based on available floodplain data and/or a HECRAS model developed for this project if necessary.
d. Calculate manhole head losses.
e. Limit discharge into existing outfalls to the capacity of the existing system. Evaluate alternative flow routes if necessary, to relieve system overload.
f. Identify areas requiring trench protection, excavation, shoring, and de-watering.
g. Design non-standard drainage details (junction boxes, pipe connections, etc.).
h. Determine pipe strength requirements.
i. Design outfall structures and appropriate permanent erosion controls to prevent scour hole development and channel erosion.
j. Define up to four (4) drainage easements to convey stormwater runoff from Old Fitzhugh Road to the tributary west of the project site. The drainage easements will include the outfall structures as noted above.

B. Storm Drain Hydrologic and Hydraulic Tables: The ENGINEER will prepare hydraulic data using StormCAD Drainage software for the proposed storm sewer system. The storm system will be designed for the 25-year event and 100-year event per the City of Austin DCM and City approved design criteria.

k. Determine drainage areas and flows for cross culvert drainage systems.
l. Determine the sizing of the drainage crossings. Develop designs that minimize the interference with the passage of traffic or cause damage to the highway and local property in accordance with the City of Dripping Springs criteria.
   - Determine Traffic Control Phasing for the construction of the cross culverts
   - Design inlet and outfall erosion protection at each outfall

C. Storm Water Detention Analysis:

a. Prepare detention sizing and outlet configuration to mitigate adverse downstream impacts to receiving streams using HEC-HMS and Curve Number Method peak flows for the 2-year, 10-year, 25-year, and 100-year design frequencies. Atlas 14 rainfall depths will be utilized.
b. Coordinate detention design to be included with storm drain design.

D. Water Quality Design (Rain garden/bioretention):

a. Prepare water quality basin design in combination with the detention design to manage water quality in accordance with the City of Dripping Springs criteria. Based on planned site disturbance less than 4 acres, the project will not need to obtain approval from the TCEQ Edwards Aquifer Protection Program. This proposal does not include cost or time for TCEQ coordination/approval.
b. Coordinate water quality design with storm drain design.
c. Coordinate with landscape planners to verify proper plant and materials selection.

E. Plans Sheets for Drainage Design:

Prepare the PS&E package in accordance with the applicable requirements of the City's specifications, standards, and manuals. Include the following sheets and documents, as appropriate:

a. Drainage Area Maps
b. Hydrologic Data Sheets
c. Hydraulic Data Sheets
d. Storm Drain Plan/Profile Sheets within right-of-way and offsite to the receiving tributary or overland flow area
e. Detention Pond/Rain Garden Grading Plan and Typical Sections
f. Detention Pond/Rain Garden Maintenance Details
g. Trench Protection and Special Shoring Details (if applicable)
h. Prepare culvert cross sections and identify each station location.
i. Select any necessary standard details from City or TxDOT list of standards for items such as inlets, manholes, junction boxes and end treatments.
j. Prepare details for non-standard inlets, manholes and junction boxes.
k. Prepare drainage details for outlet protection (permanent erosion control), outlet structures and utility accommodation structures.
l. Identify pipe strength requirements.
m. Prepare drainage facility quantity summaries.
n. Identify potential utility conflicts and, if feasible, design to mitigate or avoid those identified conflicts.
o. Consider pedestrian facilities, utility impacts, driveway grades, retaining wall and concrete traffic barrier drainage impacts.
p. Identify existing ground elevation profiles at the ROW lines on storm sewer plan and profile sheets.

F. Hydrologic and Hydraulic Report:

Prepare a report summarizing the assumptions, methods for calculations, existing and proposed conditions, and results of analyses. The report will include discussion hydrologic and hydraulic analysis procedures and summaries of calculation results and input parameters along with ROW needs to accommodate storm drain outfalls (within right-of-way and offsite), detention and water quality basins. The report will document that the project will not have adverse impacts on downstream properties and will comply with City of Dripping Springs detention and water quality

requirements.

The ENGINEER will submit the report at each design phase to the CITY for review and comment. The ENGINEER will address comments and submit updates with each design phase.

SIGNING AND PAVEMENT MARKING

Signing: The ENGINEER shall prepare drawings, specifications, and details for necessary small signing. The ENGINEER shall coordinate with the City (and other Engineers as required) for overall temporary, interim, and final signing strategies and placement of signs outside contract limits.

a. Prepare sign detail sheets for non-standard signs showing dimensions, lettering, shields, borders, corner radii, etc., and shall provide a summary of small signs.
b. Illustrate and number the proposed signs on plan sheets.
c. Select each sign foundation from City or TxDOT Standards.

Pavement Marking: The ENGINEER shall detail permanent and temporary pavement markings and channelization devices on plan sheets. The ENGINEER shall coordinate with the City (and other Engineers as required) for overall temporary, interim, and final pavement marking strategies. The ENGINEER shall select Pavement markings from the latest City or TxDOT standards.

The ENGINEER shall provide the following information on signing and pavement marking layouts:

a. Roadway layout
b. Center line with station numbering
c. Culverts and other structures that present a hazard to traffic
d. Location of utilities
e. Existing signs to remain, to be removed, or to be relocated
f. Proposed signs (illustrated, numbered and size)
g. Proposed markings (illustrated and quantified) which include pavement markings, object markings and delineation
h. Quantities of existing pavement markings to be removed
i. Proposed delineators and object markers
j. Right-of-way limits
k. Direction of traffic flow on all roadways

Quantity Summary Sheets: Prepare summary sheets showing item description, item unit, and item quantity for temporary and permanent signing and pavement marking bid items.

TRAFFIC CALMING

The ENGINEER shall incorporate traffic calming measures (pinch points, speed tables, and raised crosswalks) into the roadway design plans. The ENGINEER shall develop specifications and details for traffic calming measures.

TRAFFIC CONTROL PLAN, DETOURS, AND SEQUENCE OF CONSTRUCTION

The ENGINEER shall prepare Traffic Control Plans (TCP) for the project. A detailed TCP shall be developed in accordance with the latest edition of the TMUTCD. The ENGINEER is to implement the

current Barricade and Construction (BC) standards as applicable. The ENGINEER shall interface and coordinate phases of work, including the TCP, with adjacent Engineers. The ENGINEER shall:

A. Overall Phasing Plan: Develop an overall phasing plan for the project showing the phasing layout for construction of the proposed improvements.

B. Traffic Control Narrative: Provide a written narrative of the construction sequencing and work activities per phase and determine the existing and proposed traffic control devices (regulatory signs, warning signs, work zone pavement markings, barricades, flaggers, temporary traffic signals, etc.) to be used to handle traffic during each construction sequence.

C. Traffic Control Phasing Layouts: Prepare Traffic Control Phasing Layouts (3 Phases assumed) for each phase of the project including typical sections that identify the travel lanes and work zones. The ENGINEER shall show proposed traffic control devices for at-grade intersections during each construction phase (stop signs, flaggers, signals, etc.). The ENGINEER shall show temporary roadways, structures and detours required to maintain traffic throughout the construction phasing.

The Phasing Layouts will include the following:

a. Prepare each TCP in coordination with the City. The TCP shall include interim signing for every phase of construction. Interim signing shall include regulatory, warning, construction, route, and guide signs. The ENGINEER shall interface and coordinate phases of work, including the TCP, with adjacent Engineers, which are responsible for the preparation of the PS&E for adjacent projects.
b. Maintain continuous access to abutting properties during all phases of the TCP. The ENGINEER shall develop a list of each abutting property along its alignment. The ENGINEER shall prepare exhibits for and attend meetings with the public, as requested by the City.
c. Make every effort to prevent detours and utility relocations from extending beyond the proposed Right-of-way lines. If it is necessary to obtain additional permanent or temporary easements and Right-of- Entry, the ENGINEER shall notify the City in writing of the need and justification for such action. The ENGINEER shall identify and coordinate with all utility companies for relocations required.
d. Describe the type of work to be performed for each phase of sequence of construction and any special instructions (e.g., storm drain, culverts, bridges, railing, illumination, signals, retaining walls, signing, paving surface sequencing or concrete placement, ROW restrictions, utilities, etc.) that the contractor should be made aware to include limits of construction, obliteration, and shifting or detouring of traffic prior to the proceeding phase.
e. Include the work limits, the location of channelizing devices, positive barrier, location and direction of traffic, work area, stations, pavement markings, and other information deemed necessary for each phase of construction.
f. Delineate areas of wetlands on traffic control plans (if any).
g. Design temporary drainage to replace existing drainage disturbed by construction activities or to drain detour pavement. The ENGINEER shall show horizontal and vertical location of culverts and required cross sectional area of culverts. If

temporary shoring is required, prepare layouts and show the limits on the applicable TCP.

h. Quantity Summary Sheets: Provide summary sheets showing item description, item unit, and item quantity for temporary and permanent traffic control bid items.

i. Standards Selection: Include standard sheets applicable to project for traffic control design elements.

ILLUMINATION

The ENGINEER shall prepare Illumination Plans, Details, and Specifications for the project. The ENGINEER will coordinate the illumination design options with the City (and other Engineers as required) for overall final luminaire product selections and layout. The final Illumination design will comply with the local Dark Sky Lighting Ordinance, latest NEC, ANSI/IES RP-8-18, and City and/or TxDOT Standards. The ENGINEER shall:

A. Conduct a google earth survey of the existing illumination (safety, intersection, and pedestrian), associated electrical services, utility electric service drops, utility electric primary routing, and illumination aboveground/underground infrastructure.

B. Remove all existing illumination (safety, intersection, and pedestrian), associated electrical services, and illumination aboveground/underground infrastructure in conflict within the Old Fitzhugh Road reconstruction.

C. Provide new illumination (safety, intersection, and pedestrian), associated electrical services, and underground illumination infrastructure services for all illumination (safety, intersection, and pedestrian) per the ANSI/IES RP-8-18 roadway type and pedestrian volume illumination classification/ recommendations.

D. Utilize the minimal number of electrical services locations for the illumination (safety, intersection, and pedestrian).

E. Project Task List

a. Data Collection

i. Utility power company(s) contact(s)

ii. Existing utility(s) overhead and underground routing information

iii. Existing illumination electrical services information (voltage, service size, connected loads, spares, etc.)

iv. Available voltage for new illumination electrical services

v. As-Builts of existing safety, intersection, and pedestrian illumination

b. Survey

i. HDR will perform a google earth survey of the existing illumination (safety, intersection, and pedestrian), associated electrical services, utility electric service drops, utility electric primary routing, and illumination aboveground/underground infrastructure.

c. Illumination Design

i. Utility power company coordination

ii. ANSI/IES RP-8-18 Roadway Illumination compliance

iii. Photometric analysis (Project Limits)

iv. Overcurrent protection of electric services and branch circuits

v. Voltage drop analysis for electrical services and branch circuits

vi. Electrical service load analysis and schematics

vii. NEC, City and/or TxDOT compliance

viii. Illumination Removal Plans

ix. Illumination Summary & Plans

x. Illumination mounting details (if applicable)

d. Electrical for Illumination System

i. Utility Power Coordination

- Contact the utility power company(s) for existing available voltage, service size, connected loads, and locations of existing illumination electrical services.
- Coordinate the voltage, service size, connected loads, and locations of the new illumination electrical services.

ii. ANSI/IES RP-8-18 Compliance

- Determine the applicable safety, intersection, and pedestrian recommended illumination design standards per the roadway type and pedestrian volume project classification.

iii. Photometric Analysis

- Conduct photometric analysis (project limits) for illumination (safety, intersection, and pedestrian) foot-candle compliance.
- Photometric analysis will be utilized to determine the illumination assembly selection type, distribution, mounting height, and spacing for illumination (safety, intersection, and pedestrian).

iv. Overcurrent Protection

- Conduct overcurrent protection analysis for determining electrical service and branch circuit breaker sizes.

v. Voltage Drop

- Conduct voltage drop analysis for determining electrical service feeders, branch circuit conductors, and conduit sizes.

vi. Electrical Service Load Analysis and Schematics

- Conduct load analysis for all illumination electrical services to determine the electrical service sizes.
- Develop schematics for all illumination electrical services.

vii. NEC, City and/or TxDOT Compliance

- Design illumination utilizing the most current TxDOT Highway Illumination Manual, City Standards, and applicable National Electric Code (NEC).

viii. Illumination Removal Plans

- Develop illumination plans for removal of all existing illumination (safety, intersection, and pedestrian), associated electrical services, and illumination aboveground/underground infrastructure in conflict with the Old Fitzhugh Road reconstruction.

ix. Illumination Summary & Plans

- Develop illumination plans for illumination (safety, intersection, and pedestrian).
- Develop Illumination Summary for all illumination quantities

x. Illumination Details & Specifications

- Develop illumination details and specifications for any items not covered by the TxDOT Standards and/or City Standards.

STORM WATER POLLUTION PREVENTION PLANS (SW3P)

A. SW3P Plan Sheets: The ENGINEER shall develop the SW3P plan sheets to minimize potential impacts to receiving waterways. The SW3P shall include text describing the plan, quantities, type, phase, and locations of erosion control devices (BMPs) and any required permanent erosion control.

B. Quantity Summary Sheets: Provide summary sheets showing item description, item unit, and estimated item quantities.

C. Standards Selection: Include standard sheets applicable to the project for temporary and permanent SW3P elements.

UTILITY COORDINATION

The following scope defines the Utility Coordination and Engineering services to be provided on this project, for a maximum of 8 utility owners, listed below per Texas One-Call.

- Pedernales Electric Cooperative
- Charter - Spectrum
- Fiber Light
- Texas Gas Service
- Frontier Communications Inc.
- Dripping Springs Water Supply Corporation - Water
- City of Dripping Springs - Wastewater

A. Utility Coordination

a. Place One-Call, determine Utility Point of Contacts, create Contact List
b. Coordination with Project Team, Preparation and Delivery of Utility Status Reports
c. Send out formal Notification Letters communicating project footprint and timeline
d. Create and maintain Utility Communication Log tracking correspondence with utility companies
e. Coordinate and Conduct Utility Project Kick-off Meeting (includes invites, preparation, agenda, and meeting minutes) (Assume 1 virtual meeting maximum)
f. Coordinate and Conduct individual utility coordination meetings, meeting minutes (Assume- + 3 joint virtual meetings per utility- maximum of 15 meetings). Coordination meetings

include verification of utility mapping depictions, review of conflicts, resolutions, designs, and relocation statuses.

g. Identify Utilities with Compensable Rights- Coordinator will request appropriate documentation from utilities to validate prior rights and property interests
h. Review confirmed utility conflicts with each utility company and determine best mitigation of each
i. Obtain Clearance Letters for City for Utilities not in conflict
j. Provide Final Contacts List, Coordination Tracking Log, Utility Status Report and key coordination Meeting Minutes
k. Coordination of Utility Permitting

B. SUE QL-D

Subsurface Utility Engineering Quality Level D -

a. Quality Level D: Collect Utility Records, block-maps and as-builts. Plot Utilities from review and analysis of available existing utility records.

C. Utility Engineering

a. Preparation and maintenance of Existing Utility Layout (includes survey, records research, proposed roadway, sidewalk and drainage features, aerial background, with all utilities getting assigned a distinct line style for ease of visual identity), and QC. Layout is defined as a plotter Roll Plot (typical 36” x 52” Layout)
b. Verify Identified utility conflicts with proposed improvements and constructability of improvements, include labeling conflicts with numerical ID, determine any additional conflicts
c. Display and maintain potential utility conflict annotations on Utility Layout.
d. Create and maintain a further detailed Utility Conflict Matrix corresponding with each Conflict ID
e. Calculate conflict confirmation/ clearance with proposed improvement design information including pavement and drainage facilities
f. Evaluate potential need for SUE QL-B locating and QL-A Test Hole services at key locations for conflict determination
g. Provide formal QC of Utility Layout, Conflict Matrix
h. Upon confirmation of all conflicts, provide technical support to work with utility companies and design teams to obtain best solution to resolve each conflict - Design Modifications to Avoid, Protect in Place or Relocate Utility
i. Provide technical support for interpretation of Utility: standards, timelines, material descriptions, labor quantities, symbols, terms/ slang, and prior rights validation
j. Provide feasible proposed utility alignments for required facilities needing relocation
k. Assist utility companies in the relocation design by providing interim over-the-shoulder reviews and comment sessions on their relocation design plans. (Compatibility with road/ drainage improvements, Compliance to applicable Design Criteria Manual, Utility Accommodations Rules, Regulations, constructability, schedule and sequencing for Installations, Cutovers and customer outages, removal/ abandonment of old facilities) (maximum of 6 utility design plan reviews at twice each, 12 reviews total)

l. Deliver a finalized Utility Layout, Conflict Matrix

D. Utility Coordination & Engineering Exclusions:

a. This scope does not include 11x17 plan sets of project utility sheets.
b. Utility Payment coordination and development of Reimbursement Agreements are not included in the coordination scope.
c. Coordination or communications with other stakeholders beyond utilities companies, such as access and service negotiations with local landowners, are not included in this utility coordination scope.
d. Conflict analysis is scoped to be performed once, substantial project changes requiring significant re-analysis of conflicts and SUE needs as an additional effort is not included in this scope
e. This scope does not include Utility Relocation Design services such as water and wastewater relocation designs.
f. This scope does not include coordination with utility companies to determine timelines and schedules including design time, long-lead material time, moratorium periods, bidding/ award time, construction timeframe and removal/ proper abandonment for conflicted utilities. The scope assumes the City will provide these services.
g. This scope does not include field construction inspection services such as Utility Construction Monitoring, Scheduling or Verification

ENVIRONMENTAL

The Engineer shall prepare technical reports and provide all documentation in support of a Categorical Exclusion (CE) in preparation for future state or federal grants or funding that may be made available for the proposed project. The CE shall meet the requirements of 23 CFR §771.117 and TAC, Title 43, Part 1, Chapter 2. The Engineer shall follow guidance per current TxDOT toolkits and the State in effect as of the date of delivery of the documents for review; current state and federal laws, regulations, and policies; agreements between the State and other state or federal agencies; and FHWA and AASHTO guidelines.

Technical Reports

The Engineer shall prepare technical reports to support the CE. Technical reports and documentation must be prepared for the State with sufficient detail and clarity to support environmental determination(s).Environmental technical reports and documentation must include appropriate National Environmental Policy Act of 1969 (NEPA) or federal regulatory language in addition to the purpose and methodology used in delivering the service.

Environmental technical reports and documentation must include appropriate National Environmental Policy Act of 1969 (NEPA) or federal regulatory language in addition to the purpose and methodology used in delivering the service.

A. Constraints Analysis

The Engineer shall perform a constraints analysis for the project area consisting of desktop research to obtain digital, readily available information about environmental

resources within the project area from the appropriate local, state, and federal agencies. This information will be summarized in the Environmental Constraints Report, and will include the following:

- A cultural resources review to determine the extent of previous studies and identify known historic or archeological sites in or near the proposed project area, including a search of archeological records maintained by the Texas Archeological Research Laboratory and a review of the Texas Historic Sites Atlas maintained by the Texas Historical Commission (THC) for cemeteries and recorded historical markers, properties, or districts listed in the National Register of Historic Places (NRHP) located within the project area.
- A review of current protected species lists from the Texas Parks and Wildlife Department (TPWD) and U.S. Fish and Wildlife Service (USFWS), and a search request from the Texas Natural Diversity Database (TXNDD), National Wetlands Inventory (NWI) maps and current aerial photography will be reviewed for surface water features that may be considered waters of the U.S. that would be affected by the proposed project. Data collected through this task will be stored in Geographical Information Systems (GIS) format.
- A review of Texas Commission on Environmental Quality's (TCEQ) Industrial and Hazardous Waste data for any hazardous materials abutting the ROW.
- An assessment of Section 4(f) properties in the project area and potential impacts.
- A site visit to verify data gleaned from desktop surveys.
- A map of known environmental resources within the project corridor using GIS.

B. Categorical Exclusion

The Engineer shall work with the State to prepare Work Product Development 1 and 2 for the project, to include a project description, project boundaries, and other project details.

C. Historic Resource Identification, Evaluation and Documentation Services

The Engineer shall perform limited non-archeological historic-age resource studies related to compliance with Section 106 and Section 110 of the NHPA (36 CFR 800). Prior to conducting formal historic resource investigations, a Project Coordination Request (PCR) would be prepared and approved to determine if further studies would be warranted.

The PCR shall comply with the TxDOT Environmental Compliance Toolkits provided by the State's Environmental Affairs Division in effect as of the date of the receipt of the documents.

The Engineer shall revise the PCR to address comments by the State at no additional cost to the State and may be required to integrate the findings into another environmental document. The State assumes responsibility for transmitting the findings to THC and for transmitting THC comments to the Engineer's Technical Expert. Engineer's Technical Expert is an institution, firm, individual, or team that provides professional scientific services, including but not limited to archeologists, biologists, geologists, historians, or other environmental professions that conduct environmental or cultural assessments required by state or federal law for

transportation projects. The State assumes responsibility for any further historic, non-archeological surveys that arise from the findings of the PCR.

The Engineer shall conduct tasks associated with public involvement as requested during the historic resources reporting phase and conforming to the methodology outlined in the TxDOT Environmental Compliance Toolkits.

The Engineer shall contact interested parties when applicable in order to determine local knowledge of historic resources in the project area. Interested parties include but are not limited to: Certified Local Governments, Historic Preservation Offices, County Historical Commissions, Historic Bridge Foundation, and other consulting parties.

D. Archeological Background Studies

The Background Study shall be produced by a professional archeologist as defined in 13 TAC §26.4(2). The Archeological Background Study shall conform to the current Review Standard for Archeological Background Studies, available from the State. Unless the Engineer has previously completed an Archeological Background Study for the project, the Archeological Background Study must define and consider all alternatives selected for detailed study, including all existing right of way, all proposed new right of way, easements (temporary and permanent), and any other project-specific location designated by the State. The Archeological Background study shall consider the likely depth of impacts resulting from the proposed project. The location of all alternatives selected for detailed study shall be presented on a map or maps as part of the Archeological Background Study.

For projects in which an Archeological Background Study has already been completed by the Engineer and the project has materially changed --affecting the project limits, proposed new right of way (if any), easements (if any), any other project-specific location designated by the State, and/or the depth of impacts -- the Archeological Background Study shall incorporate the previous study by reference and focus on the project changes.

To conduct the Archeological Background Study, the professional archeologist shall undertake a review of existing data, including, but not limited to, the Texas Archeological Sites Atlas, geologic maps, soil maps, Potential Archeological Liability Map (PALM) of the project area (if applicable), aerial photographs, and historic maps. Based on this review, the Archeological Background Study shall identify and plot on a map the areas that require field investigation to evaluate the project's effects on archeological resources and cemeteries and shall identify the areas in which the proposed project would have no effect on archeological resources and cemeteries. The Archeological Background Study shall identify any areas proposed for field investigation where impacts are deep, extending beyond three feet in depth.

Mechanical excavation and site curation would require supplemental work authorization.

E. Water Resources

The Engineer shall perform a surface water analysis for the project. The engineer shall provide a Draft and final Surface Water Analysis Forms, Draft and final Section 404/10 Impacts Tables. Any required U.S. Army Corps of Engineers (USACE) permitting would be performed under a separate work authorization.

F. Threatened or Endangered Species

The Engineer shall perform a species analysis of the project area and coordinate with TPWD, if required. The Engineer shall provide a Draft and final Species Analysis Form and Spreadsheet and a Draft and final Documentation of Texas Parks and Wildlife Best Management Practices. Surveys for Protected Species or Habitat of Protected Species based on the most current State and TPWD Memorandum of Understanding (MOU Effective 2013.) The Engineer shall:

- Perform surveys of protected species or habitat of protected species. This shall include:
  - All species listed by the United States Fish and Wildlife Service (USFWS) as threatened or endangered or proposed for listing as threatened or endangered (50 CFR 17.11-12),
  - All species that are candidates for review for listing by USFWS as threatened or endangered (per most recently updated list in Federal Register),
  - Species listed as threatened or endangered species or species of greatest conservation need (SGCN) by the State of Texas Threatened and Endangered Species Listings, Texas Park and Wildlife Department (TPWD),
  - Species protected by the Migratory Bird Treaty Act (50 CFR 10.13) and the Bald and Golden Eagle Protection Act (16 U.S.C. 668-668c).
- Examine existing data to determine the likelihood that rare species, protected species, their habitat, or designated critical habitat (per 50 CFR §17.94-95) could be impacted by the Transportation Activity. Existing data shall include the Element Occurrence Identification (EOID) records of the TPWD Natural Diversity Database, following the Guidelines set forth in the most current version of TPWD's Guidelines for TXNDD Data Analysis in TxDOT Environmental Documents.

It is not anticipated that the Project will provide habitat for Threatened and Endangered Species. Should habitat be present or Threatened and Endangered Species individuals are identified in the project area, the following tasks would be provided under a supplemental agreement:

- Perform an effect determination pursuant to the Endangered Species Act (ESA) for all federally listed species. A determination of impact must be included for all state-listed species. The determination of effect and impact must be supported by evidence, and may require a detailed assessment. Any technical reports used to support the determination(s) must be referenced and provided to the State.
- Determine whether critical habitat is present in the study area and whether the Transportation Activity will affect that critical habitat.
- Perform species-specific habitat surveys, presence or absence surveys for protected species, or critical habitat (per 50 CFR 17.94-95) and rare species.

- Conduct surveys for the presence or absence of protected species according to protocols adopted by USFWS and TPWD for all protected species for which such protocols have been established.
- Personnel conducting presence or absence surveys for protected species shall hold appropriate USFWS and TPWD permits at the time surveys are performed.
- Conduct presence or absence surveys during the time of the year appropriate for each species. If the Engineer's Technical Expert believes that a work authorization to conduct a presence or absence survey does not adequately consider timing of the survey, notify the State as soon as the issue with the survey timing is recognized.
- Furnish the State with completed Biological Evaluation Form and Engineer's Technical Expert's field notes.
- Coordinate between the State and USFWS or TPWD as directed by the State to verify proper rules, regulations and policies are followed for biological services. All coordination between the Engineer's Technical Expert and resource agencies shall be approved in advance by the State.

Habitat Analysis and Characterization of Project Study Area. The Engineer shall perform an analysis and characterization of habitat and habitat impacts for the study area and documented on the Biological Evaluation Form. The habitat analysis shall be based on the most current State and TPWD MOU and associated Programmatic Agreements.

G. Initial Assessment of Hazardous Materials Impacts

The Engineer shall perform an Initial Site Assessment (ISA) for potential hazardous materials impacts for the limits of the study area. The Engineer is responsible acquiring the latest version of TxDOT's Hazardous Materials Initial Site Assessment (ISA) located in the Hazardous Materials Toolkit.

- Note: The ISA shall determine the potential for encountering hazardous materials in the study area, including possible environmental liability, increased handling requirements (e.g. soil or groundwater), and potential construction worker health and safety issues.
- Note: The Engineer is responsible for reviewing and being familiar with the State's guidance related to the development of the ISA and the Hazardous Material process. All guidance and information related to this can be found on the Hazardous Materials Toolkit.

Produce and submit to the State a completed ISA using the State's ISA Environmental Compliance Toolkit guidance format. The Engineer's completed ISA shall include, when applicable, full copies of list search reports, including maps depicting locations, copies of agency file information, photographs, recommendations, and any other supporting information gathered by the Engineer to complete the ISA.

Based on the ISA information, the Engineer shall provide the State a report discussing the known or potential hazardous materials impacts suitable for inclusion in the environmental document. Should the findings of the ISA conclude that additional investigation, special considerations, or other commitments from the State are required

during future stages of project development, the Engineer shall review those findings and commitments with the State prior to completing the hazardous materials discussion for the environmental document.

H. Section 4(f) Analysis

The Engineer shall determine Section 4(f) impacts in compliance with U.S. Transportation Act. The Engineer will identify any Section 4(f) properties that may be impacted by the Project. The Engineer will work with the State to avoid impacts to the Section 4(f) properties. All Section 4(f) evaluations shall meet the requirements set forth in the State's Environmental Compliance Toolkit guidance. Because the improvements would take place partially within the NRHD listed Dripping Springs Downtown Historic District, it is anticipated that the project would require a Section 4(f) de minimis checklist. If the project would require a programmatic or individual evaluation, that would be performed under a supplemental work authorization.

I. Section 6(f) Evaluation

The Engineer shall determine if Land and Water Conservation Fund Act funds were used for the Section 4(f) property in accordance with the regulatory requirements and TPWD guidelines. It is not anticipated that the Project will require evaluation of a Section 6(f) impact. Additional work required to evaluate, mitigate, and coordinate a Section 6(f) property impact would be done under a supplemental work authorization.

PUBLIC OUTREACH

A. Property Owner and Stakeholder Support

The Consultant will plan and implement one open house meeting and six stakeholder meetings to discuss improvements along Fitzhugh Road with adjacent property owners and stakeholders. The meetings will be held at Dripping Springs City Hall and will provide property owners an opportunity to ask questions and share feedback. The consultant will document meeting attendance and summarize questions and concerns property owners raise. The documentation and summaries will be collected in a meeting summary report for each of the seven meetings.

The Consultant will work with the Communications Director to notify property owners of the upcoming meetings via a mailed letter with details of the meeting day, time and location. The Consultant will develop materials and roll plots and other large-format exhibits depicting the project for the Open House. Small format 8.5 x 11 exhibits showing property impacts will be developed for individual stakeholder coordination. The Consultant will prepare and produce all approved exhibits and materials and will transport all meeting materials to and from the venue.

The Consultant will also develop a presentation to present project updates and status at up to three stakeholder and board meetings.

Assumptions:

- The in-person property owner meetings will take place at a venue available to the City, such as City Hall or a school with tables and chairs readily available through the venue.
- A list of property owners and their mailing addresses will be provided.

Deliverables:

- Meeting planning, logistics coordination and mailing services to schedule meetings with property owners.
- Development and production of meeting materials and exhibits.
- Draft and final meeting summary reports in Word format.
- Stakeholder/property owner database in Excel format.
- PowerPoint presentation for stakeholder and board updates.

RIGHT OF WAY SURVEYING

The purpose of this task is to provide topographic design and right-of-way surveying. All survey work shall conform to Doucet design specifications, including, but not limited to: field book format, data collection techniques, digital file formats and deliverables. Topographic Mapping will conform to TSPS standards and specifications for a Category 6, Condition II Topographic Survey. Right-of-way mapping and property descriptions will conform to TSPS standards and specifications for a Category 1B, Condition II Land Boundary Survey.

The Surveyor shall:

1. **Perform geodetic control surveys and aerial mapping**. Surveyor shall set horizontal and vertical primary control points using a 1/2" rebar at least 18 inches long or driven to refusal (whichever comes first) with aluminum cap. Set primary control points near the beginning, middle and end of the project, but away from possible disturbance from construction activity. The primary control points shall be set at an approximate spacing of 3,500 feet and shall be inter-visible with each other whenever possible. These points shall be used as the primary horizontal and vertical control for the project and shall serve as the temporary benchmarks (TBM's) for the project. Horizontal and vertical data for primary control shall be based on Static GPS observations. Secondary control points shall be set as necessary for conventional ground surveying and terrestrial LiDAR scans based on an approved project control layout plan. An 8½ inch by 11-inch Survey Control Data Sheet shall be prepared for each primary control point. A Survey Control Index Sheet shall be prepared showing all project control. Secondary control shall serve as aerial targets for drone imagery acquisition.

2. **R.O.W. Supplemental Topographic & Tree Survey.** Doucet will prepare supplemental design-level tree and topographic survey along Old Fitzhugh Road from the intersection with Mercer Street to Ranch Road 12 according to exhibit "MAS_OFR concept plan 40sc_2018.05.22 - small.pdf". The survey will tag and locate protected trees, 8 inches and greater in diameter, within the boundary limits of said site. The tree survey will be performed in accordance to the City of Dripping Springs Standard Specifications and Details Manual. The topographic design survey will be performed in accordance with Texas Society of Professional Survey standards for

a Category 6 Condition II Topographic survey and will be based on NAD 83 (2011) using NAVD88 vertical datum with Geoid 12B. The survey will field locate found visible features, both horizontally and vertically, including existing on-site structures, buildings, drainage features, adjacent and onsite sidewalks, curb lines, pavement, and visible above-ground utility appurtenances. One vertical benchmark monument will be set on-site. Topographic data will be utilized in developing a digital terrain model used to generate one-foot contours on the survey. Doucet will contact Texas 811 for utility locate, markings placed by purveyors will be surveyed at time of design survey. The survey drawing will be signed and sealed by a Texas Registered Professional Land Surveyor. Right-of-entry access is to be performed by others.

3. **Right-of-Way Survey.** Doucet will perform Right-of-Way boundary reconnaissance on the ground in a sufficient manner to delineate, close and "tie-off" existing Right-of-Way location along Old Fitzhugh Road from the intersection with Mercer Street to Ranch Road 12. Title search confirming Hays County dedication of Right-of-Way to the City of Dripping Springs will be performed. The Survey will be performed in accordance with the Texas Society of Professional Surveyors Standards for a Category 1A Condition II Land Title Survey and will be based on the Texas Coordinate System NAD 83 (2011). Surveyor shall prepare a right-of-way map set to include existing conditions, resolved right-of-way and property lines, proposed right-of-way and easement lines, roadway centerline alignment and utility and ownership data. Right-of-entry access is to be performed by others.

4. **Storm Drain (4) and Trail (2) Easement Descriptions Survey.** Doucet will use the established boundary survey to create four (4) Storm Drain and two (2) Trail Easement Descriptions to facilitate improvements within or immediately adjacent to the referenced project site according to exhibit "MAS_OFR concept plan 40sc_2018.05.22 - small.pdf". Easement documentation and recordation will be performed by others. Doucet will prepare easement exhibits and accompanying metes and bounds descriptions of proposed easement locations to be identified by the project engineer and determined at a later date. Easement Descriptions will be signed and sealed by a Texas Registered Professional Land Surveyor. Right-of-entry access is to be performed by others.

URBAN DESIGN AND LANDSCAPE ARCHITECTURE

Develop plans, sections and details that describe the urban design, landscape and hardscape elements of the Project, including, but not limited to street trees, planting areas, pavement treatments and materials, seat walls, specialty paving, lighting, etc. Landscape sheets will describe plant materials, tree and other landscape planting details and under-drainage, as applicable, and irrigation. The design of raingardens or other green infrastructure or "LID" elements will be designed by others and coordinated as part of the streetscape design.

Consistent with the overall schedule of deliverables for the project, prepare its drawing sheets, which will include the hardscape and landscape series of drawings for the 30%, 60%, 90% and Final submittals.

A. Hardscape Sheets

The required, 11" X 17" format plan sheets will be prepared using HDR's roadway (civil) drawings as a base, and will include:

- Layout plans at 1" = 30' scale, describing the back-of-curb alignments and treatments of shared-use-paths, the location and configuration of landscaped areas, light standards, intersections, driveway curb cuts, crosswalks, and other urban design and placemaking elements;
- Up to six (6) ROW cross-sections at 1/16" = 1'-0" scale, describing each distinct design condition within the Project limits, identifying the relationship of the planned improvements with existing buildings and other site features;
- Up to six (6) detailed, back-of-curb cross-sections at 1/4" = 1'-0" scale, describing the above ROW cross-sections in more detail;
- Various other plan and section details, at appropriate scales, to describe the overall scope of and elements within the Project; and
- Up to three, perspective *Sketch-Up* views, describing the treatment of the streetscape.

B. Landscape and Irrigation Sheets

The required, 11" X 17" format landscape plan sheets and irrigation plan sheets will be prepared using MAS' hardscape drawings as a base and will include:

- Six (6) landscape layout plans at 1" = 30' scale, describing the location and type of all landscape elements including street trees, existing trees, planting beds, etc.
- Planting details, including street trees in planting beds and tree and/or paver grates, if applicable;
- Various other plan and section details, at appropriate scales, to describe the overall landscape scope of and elements within the Project; and
- Six (6) irrigation layout plans at 1" = 30' scale;
- Irrigation details and specifications

C. Landscape Specifications

Identify the applicable standard landscape and irrigation specifications, and any "special specifications" or provisions and the appropriate reference items for inclusion in the overall Project Manual.

D. Landscape and Irrigation Cost Estimates

Provide estimates of probable construction costs for landscape and irrigation elements as part of each of the four, PS&E submittals.

E. At the appropriate level of detail per each of the PS&E submittals, MAS will provide:

- Hardscape Sheets;
- Landscape Sheets (including enlarged plans to depict any special areas);
- Landscape Standard and Special Specifications; and
- Landscape Cost Estimate

GEOTECHNICAL ENGINEERING AND PAVEMENT DESIGN

The scope of services will include four phases, geotechnical investigation (drilling and laboratory services), infiltration/percolation testing, geotechnical data reporting, and pavement engineering, which are described below. Field and laboratory testing services will be performed by our subconsultant, HVJ Associates. Prior to drilling, HVJ will call Texas 811 to have utilities located in the area of the proposed borings. Additional utility location actions beyond contacting the above utility locator service are not

included in this Scope of Services.

A. Geotechnical Investigation
Seven (7) borings to depths of 10 feet to aid in pavement design improvements. The borings will be spaced approximately 500 feet apart along the alignment for a total of 70 lineal feet. The soil samples will be obtained using Shelby tubes and/or split-spoon samplers. Field-testing of soil samples will include pocket penetrometer in the cohesive soils and Standard Penetration Test (SPT) in the cohesionless soils. If bedrock is encountered, the boring will be terminated at auger refusal. The soil borings will be properly backfilled with bentonite chips and a single lift of cold patch asphalt where applicable.

All the field sampling and laboratory tests will be performed in general accordance with TxDOT design standards, where applicable. HVJSCTx will perform laboratory tests on soil samples recovered from the borings. Laboratory testing will include moisture content, liquid limit, plastic limit, percent passing the #200 sieve, proctor and California Bearing Ratio (CBR) tests. Analytical testing will include sulfate testing.

B. Infiltration/Percolation Tests
Infiltration testing at the four stormwater basin sites. According to the Environmental Criteria Manual (ECM), 1.6.7.4-Infiltration Rate Evaluation (ECM) 1.6.74-Infiltration Rate Evaluation – "The percolation test is geared towards investigating smaller infiltration facilities (i.e., facilities with drainage areas 2 acres or less and maximum ponding depths 12 inches or less). The test can be conducted using simple tools and manual labor and does not require extensive excavation." The purpose of this investigation is to help determine the infiltration rate through in-situ field testing and visually classify soil characteristics with field tests to aid in the design of draining facilities. The ECM section 1.6.7.4 D. Percolation Test Protocol will be followed for this testing procedure.

C. Geotechnical Engineering Report
Results of the field data and laboratory data will be used to develop a geotechnical data report (GDR) for the proposed roadway improvements. The GDR study will be prepared by an engineer specializing in soil mechanics after reviewing available design, boring and laboratory data. In general, the following items will be included in the GDR:

- Site Vicinity map,
- Geology map,
- Plan of borings,
- Boring logs, Wincore format
- Laboratory test results summary,
- Groundwater conditions,
- Generalized subsurface conditions,
- Infiltration tests results.

D. Pavement Design
Using the subsurface information obtained by HVJ, HDR will develop a flexible pavement thickness designs in general accordance with TxDOT Pavement Design Manual. Our technical design memorandum will include recommended flexible pavement thicknesses including materials and earthwork recommendations. Deliverables to include a draft and a final pavement design memorandums.

Assumptions:

- Borings will be accessible with truck mounted drilling equipment.

- No clearing or grading will be required.
- City of Dripping Spring will provide 20 year 18-kip Equivalent Single Axle Load (ESAL) to be used for pavement design.
- Field services to be performed in Level D personal protective equipment during normal daytime working hours.
- We will make reasonable efforts to limit distress to improved areas; however, we are not responsible for damage to landscaped areas.
- City of Dripping Springs will provide temporary traffic control, where necessary.
- City of Dripping Springs will provide street cut permits, if necessary, at no cost to this project.

ACCESSIBILITY REVIEW

Perform the following services in compliance with the Chapter 469 of the Texas Government Code, State of Texas Architectural Barriers Act to verify compliance with the Texas Accessibility Standards (TAS):

- Register the project with TDLR
- Perform plan review of the project construction documents (as provided by client)
- Perform the final inspection of the project upon completion

The proposal excludes services to determine compliance with other federal, state, or local accessibility requirements such as Public Rights-of-Way Guidelines (PROWAG) and accessibility requirements of building and housing codes such as the International Building Code (IBC).

DELIVERABLES

- Proof of project registration via the TDLR Proof of Registration Sheet.
- Plan Review Report detailing the observed findings of elements that are not in compliance with the Texas Accessibility Standards (TAS).
- Inspection Report detailing the observed elements that are not in compliance with the Texas Accessibility Standards (TAS).

PS&E PREPARATION

A. **Specifications and General Notes:** The ENGINEER shall identify necessary standard specifications, special specifications, special provisions, and the appropriate reference items. The ENGINEER shall prepare General Notes from the City or TxDOT master list, Special Specifications and Special Provisions for inclusion in the plans and bidding documents. The ENGINEER shall provide General Notes, Special Specifications and Special Provisions in the required format as specified by the City.

B. **Plans and Estimate:** The ENGINEER shall independently develop the submittal package for each defined deliverable milestone. Numbering of Plan Sheets will be updated with the continued development of the project documents for each submittal. Electronic and hard copy sets of the project documents will be provided at each milestone. The construction plans will include the necessary bid and construction documentation to construct the project in standard City bid format at the specified milestones (30%, 60% & 90%) and Final PS&E submittals. The

ENGINEER shall prepare a construction cost estimate at each defined milestone using the latest available bid data from City or TxDOT sources.

C. **Contract Time Determination:** The ENGINEER shall prepare a detailed contract time estimate to determine the approximate time required for construction of the project in calendar and working days at the 90% and Final PS&E milestone using Primavera P6 software or Microsoft Project. The schedule shall include tasks, subtasks, critical dates, milestones, deliverables, and review requirements in a format which depicts the interdependence of the various items and adjacent construction packages. The ENGINEER shall aid the City in interpreting the schedule.

D. **QA/QC Reviews:** ENGINEER will provide QA/QC reviews for 60%, 90%, and 100% Final submittals including a construability review at the 60% submittal and review of joint-bid utility plans (if any) at each submittal.

DELIVERABLES

The ENGINEER shall provide the following deliverables at each submittal:

A. **30% Plans Submittal:**
   a. One printed set and one electronic set of 11” x 17” plan sheets (.PDF format) for City Review.
   b. Estimate of construction cost.
   c. ENGINEER’s internal QA and QC markup set.
   d. Utility Conflict Matrix

B. **60% Plans Submittal:**
   a. One printed set and one electronic set of 11” x 17” plan sheets (.PDF format) for the City review.
   b. Estimate of construction cost.
   c. ENGINEER’s internal QA and QC marked up set.
   d. Utility Conflict Matrix
   e. Geotechnical Report
   f. Environmental Constraints Report

C. **90% Plans Submittal:**
   a. One printed set and one electronic set of 11” x 17” plan sheets (.PDF format) for the City review
   b. List of governing Specifications
   c. General notes
   d. Plans estimate
   e. Contract time determination summary (Construction Schedule)
   f. ENGINEER’s internal QA and QC marked-up set.
   g. Other supporting documents.

D. **Final submittal (100%).**
   a. Two printed sets and one electronic set of 11” x 17” plan sheets (.PDF format)
   b. Revised supporting documents from 90% review comments.
   c. Master design reference files in Microstation format

BID PHASE SERVICES (Hourly)

A. **Prepare Bid Manual –** The ENGINEER shall prepare the project bid manual including latest City front end documents, bid tabulation form (electronic and pdf), contract documents and specifications.

B. **Attend Pre-bid Meeting and Furnish Documents –** The ENGINEER shall be present at the

pre-bid meeting and describe the project improvements and bid documents to prospective bidders.

C. Prepare and Distribute Addendum – The ENGINEER shall produce no more than one (1) addendum, as needed, for question response or correction to the bid documents, and distribution to bidders.

D. Prepare Bid Tab dation – The ENGINEER shall analyze contractor bids and prepare bid tabulation, .

CONSTRUCTION PHASE SERVICES (Hourly)

A. Pre-Construction Meeting – The ENGINEER will attend one pre-construction meeting with the Contractor, the City's project manager, and related City staff; at an agreed upon date and time.

It would be appropriate at this time to include public and private utility companies, City Planning & Engineering and Public Works representatives, and other parties responsible for oversight and/or approvals that may be directly involved in this project.

This meeting will be to discuss any project related items, including but not limited to questions related to the construction documents, the construction schedule, scheduled construction status meetings, pay requests, and communication methods (e-mail, phone, fax, etc.) available to both the Contractor, the ENGINEER, and the CITY. The ENGINEER will document meeting notes and submit to the City for inclusion into the meeting minutes.

B. Review of Contractor Submittals – The ENGINEER will review construction submittals and shop drawings relative to the project specifications and details provided by the Contractor. The Contractor is responsible for providing shop drawings that have complete project information, are clearly depicted, and are ready for the ENGINEER'S review.

The Contractor may submit Shop Drawings and/or Construction Submittals noting minor changes to the Construction Drawings, Specifications, or other information provided by the ENGINEER; and within the area of expertise of the ENGINEER; then modifications and/or approvals may be provided by the ENGINEER. A maximum of twenty (20) Construction Submittal reviews are anticipated.

C. Construction Site Visits – The ENGINEER will perform periodic site visits and observations during project construction. Based on the construction schedule timeline developed by the ENGINEER, no more than eight (8) visits are anticipated.

It is at the ENGINEER'S discretion whether to notify the Contractor of a planned or anticipated visit. The ENGINEER may notify the Contractor prior to a site visit to meet the Contractor in the field and discuss ongoing construction operations.

The ENGINEER may request photographs and/or video be taken of specific items in the field by the Contractor. The ENGINEER may also take photographs and/or video to document construction progression, site conditions, or safety issues.

D. Requests for Information – The ENGINEER will respond to written Requests for Information (RFI's) during construction. The ENGINEER will accept written Requests for Information provided by the Contractor. The Contractor is responsible for providing complete and clearly written documents, ready for the ENGINEER'S review.

The Contractor may submit RFI's to ask for clarification of the Construction Drawings,

Specifications, or other information provided by the ENGINEER for:

Bidding Purposes: and within the area of expertise of the ENGINEER. A maximum of ten (10) RFI reviews are anticipated.

If the Contractor requests RFI's for items outside of the ENGINEER'S area of expertise; they may not be approved by the ENGINEER. The Contractor may then choose to have a Registered Engineer in the State of Texas, with that specific expertise, provide Sealed Shop Drawings for review, rather than an RFI

E. Final Walk-Through / Punch List – The ENGINEER will accompany the City Representative and the Contractor on a final walk-through when the Contractor notifies the CITY that the project is substantially complete and ready for final inspection.

The ENGINEER may photograph and/or video the completed work, make verbal comments to the City Representative and to the Contractor during final walk-through; develop a written punch list of items yet to be completed, to be adjusted, removed and / or replaced; document incomplete or missing items; and note those items that are complete and accepted.

The ENGINEER, Contractor, and City will meet at a designated place and time to discuss the Final Walk-Through findings and Punch List. It shall be the Contractor's responsibility to complete the Punch List to the satisfaction of the City prior to acceptance of the project as being constructed in accordance with the construction documents.

Following project acceptance, the Final Acceptance Letter will be completed, and the contractor field notes will be included in as-built drawings as a part of the As-Built Plan deliverables.

F. As-Built Plans – The ENGINEER will prepare and submit final as-built plans that reflect field changes for RFI's and change order design modifications and Contractor field mark-ups for the project. One 11" x 17" as-built set along with an electronic copy of the drawings shall be submitted to the City for their records. Additionally, GIS data files will be developed from the project CADD files and submitted to the CITY for review.

G. Project Management –. The ENGINEER will prepare monthly invoices and progress reports and implement a QA/QC program throughout the project for all construction record deliverables.

DELIVERABLES

A. Final Design & Bidding

- Conformed Construction Plans, Cost Estimate meeting City and TxDOT Standards and Specifications
- Project Bid Manual
- Addendums
- Bid Tabulation

B. Pre-Construction and During Construction:

- Pre-Construction Meeting related documents such as:
  - Agenda
  - Meeting Minutes
- Construction Submittals and Log
- Construction RFI's and Log
- Construction Site Visit Minutes

- Construction Punch List
- Construction Final Acceptance Letter
- As-Built Plans & GIS files

EXCLUSIONS

- Construction Inspection and Materials Testing services are excluded from this contract. These services will be performed by the CITY through other contracting measures
- Design services beyond those specifically stated in this scope and any previously approved scopes
- Additional construction surveying
- Daily or repeated Construction Inspection Services beyond field meetings established in the scope
- Renderings or animated models
- Retaining Wall Design
- Traffic Signal Warrant Studies or Signal Design
- Utility Relocation Design
- Bid advertisement for the construction project

EXHIBIT B-1

ADDITIONAL ENGINEERING SEVRICES TO BE PROVIDED BY THE ENGINEER

For Roadway Improvements on Old Fitzhugh Road

Dripping Springs, Texas

The following additional services are required for the Old Fitzhugh Road project:

- Addition of sidewalk along the west side of RM 12 between Old Fitzhugh Road and Roger Hanks Parkway.
- Provide additional drainage services as described below.
- Provide continuous illumination as an add alternative.
- Provide design of Old Fitzhugh Road Historic District Gateway at the southwest corner of the RM 12 intersection.

The additional services for this work are further described below. Services in Exhibit B of the approved contract will remain in place.

PROJECT MANAGEMENT

Project Management services needed to complete the design phase are anticipated to span a period of 24 months. (Originally August 2023 bid, now August 2025 bid.)

ROADWAY DESIGN

This includes work in the 90% and 100% Design Phase.

Additional design is required to extend the sidewalk between Old Fitzhugh Road and the south side of Roger Hanks Parkway on the west side of RM 12 within TxDOT Right of Way. The design work will follow TxDOT design standards and specifications. The required tasks will remain consistent with the approved scope of services.

DRAINAGE DESIGN

This includes work in the 30%, 60%, and 90% Design Phase.

30% Design Phase - Water Quality Design

Based on the Concept Design, water quality design was to be achieved through rain gardens (shallow infiltration basins) along Old Fitzhugh Road. During the 30% design process, Doucet evaluated the feasibility of rain gardens and worked with HDR and MAS in developing typical rain gardens with planting and materials selection. It was determined that there was not sufficient space within the existing right-of-way to fit rain gardens along the roadway without

acquisition of additional right-of-way for water quality purposes. Doucet developed an alternative means to achieving the City's water quality regulations. Doucet began to review stormwater conveyance options at the rear of selected lots abutting a small tributary of Onion Creek. Two extended detention basins were proposed with nominal capacity to treat runoff from additional impervious cover from the roadway project and preliminary locations were identified.

60% Design Phase - Water Quality Design

At the 60% design phase, Doucet began to evaluate water quality facility options. At this point, the drainage aspects of the project were still in a schematic option phase for consideration without going straight into design of an approved schematic plan. Recognizing that additional drainage easement areas would be necessary to accommodate rear of lot water quality and possible detention ponds, Doucet was asked to evaluate several options for meeting the water quality requirements for the project as well as future development for the lots of interest. Doucet developed alternative water quality and detention ponds, designing the shape, volume, and discharge concepts for the fully developed lots. Exhibits were prepared to share with the City. Several iterations were performed to reduce the footprint and work with the topography, trees, and developable area of each lot to minimize impact. Towards the end of the 60% design phase, Doucet was asked to proceed forward with designs at the rear of lot only for proposed roadway improvements.

90% Design Phase - Water Quality Design

As revealed in the 60% design, stormwater flows from contributing drainage areas from the east need to be captured and conveyed for the roadway design to meet emergency vehicle access design criteria and to make the roadway safer during more intense rains. This requires the addition of drainage inlets on the east side of the road with piped laterals to connect with the main storm drain system on along the west side of the road. An existing wastewater main in the center of the existing road may create conflicts with the proposed storm drain laterals and additional engineering is required to address this.

SIGNING AND PAVEMENT MARKING – No additional services are required.

TRAFFIC CALMING – No additional services are required.

TRAFFIC CONTROL PLAN, DETOURS, AND SEQUENCE OF CONSTRUCTION

This includes work in the 90% and 100% Design Phase.

The ENGINEER shall prepare one additional phases of Traffic Control Plans (TCP) for the extension of the sidewalk on the west side of RM 12. A detailed TCP shall be developed in accordance with the latest edition of the TMUTCD including:

A. **Traffic Control Narrative:** Provide a written narrative of the construction sequencing and work activities per phase and determine the existing and proposed traffic control

devices (regulatory signs, warning signs, work zone pavement markings, barricades, flaggers, temporary traffic signals, etc.) to be used to handle traffic during each construction sequence.

B. Traffic Control Phasing Layouts: Prepare Traffic Control Phasing Layouts (1 Additional Phase assumed) including typical sections that identify the travel lanes and work zones. The ENGINEER shall show proposed traffic control devices for at-grade intersections during each construction phase (stop signs, flaggers, signals, etc.).

ILLUMINATION

HDR will provide supplemental engineering services for the illumination design and the irrigation systems electrical design along the roadway improvements of Old Fitzhugh. The supplemental services are required for continuous pedestrian-level illumination and provision of electric services for irrigation systems. ***This includes work in the 60%, 90%, and 100% Design Phase.***

E. Project Task List

The following tasks included in the approved scope were initially proposed for pedestrian level illumination at activity nodes and intersections. Additional scope is required to complete the following tasks for continuous pedestrian level illumination and irrigation electrical service provisions. Details are provided in the approved scope of services.

a. Data Collection
b. Survey
c. Continuous Illumination & Irrigation Systems Electrical Design
    i. Utility power company coordination
    ii. ANSI/IES RP-8-21 Roadway & Landscape Illumination Compliance
    iii. Landscape Illumination assembly selections and options
    iv. Photometric analysis (Project Limits)
    v. Overcurrent protection of electric services and branch circuits
    vi. Voltage drop analysis for electrical services and branch circuits
    vii. Electrical service load analysis and schematics
    viii. NEC, City, and TxDOT compliance
    ix. Landscape Illumination & Irrigation Systems Electrical Removal Plans
    x. Landscape Illumination & Irrigation Systems Electrical Summary & Plans
    xi. Landscape Illumination & Irrigation System Electrical mounting details (if applicable)
d. Electrical for Continuous Pedestrian Illumination System & Irrigation Systems
    i. Utility Power Coordination

ii. ANSI/IES RP-8-21 Roadway & Landscape Illumination Compliance
iii. Photometric Analysis
iv. Overcurrent Protection
v. Voltage Drop
vi. Electrical Service Load Analysis and Schematics
vii. NEC, City and TxDOT Compliance
viii. Landscape Illumination & Irrigation Systems Electrical Removal Plans
ix. Landscape Illumination & Irrigation Systems Electrical Summary & Plans
x. Landscape Illumination & Irrigation Systems Electrical Details & Specifications

The following new tasks included are required to complete the following tasks for continuous pedestrian level illumination and irrigation electrical service provisions.

a. Landscape Illumination Assembly Selections and Options
    i. Coordinate the landscape illumination design options with the City (and other Engineers as required) for overall final landscape illumination assembly selections and layout.

Design Fee Qualifications

a. All illumination drawing files will be produced in 2D utilizing Microstation.
b. Visual 2020 Lighting Software will be utilized for the photometric analysis.
c. Utility Power Company to provide power source voltage availability for existing / new landscape illumination and irrigation systems electrical services and existing overhead and/or underground power source infrastructure.

Exclusions – The Scope of Services DOES NOT include the following:

a. Revising or adding new electrical loads to any existing illumination electrical services within project limits.
b. Removal of existing utility company pole mounted illumination heads and arms controlled and owned by the utility power company.
c. Final Coordination Study & Arc Flash Analysis.

STORM WATER POLLUTION PREVENTION PLANS (SW3P) – No additional services are required.

UTILITY COORDINATION – No additional services are required.

ENVIRONMENTAL – No additional services are required.

PUBLIC OUTREACH – No additional services are required.

RIGHT OF WAY SURVEYING

This includes work in the 30%, 60%, and 90% Design Phase.

Additional survey work was requested to survey the two rear lot locations where water quality and possible detention were being investigated. There was also additional survey information requested along Old Fitzhugh Road corridor for driveway and elevation grade tie-ins, along with title abstracts review and researching parcels. The survey also picked up the Crumley Tract for an impervious cover evaluation.

Given the proposed drainage design to be inclusive of offsite flows from the east while maintaining emergency vehicle transportation design criteria, conflict avoidance with the existing wastewater line in Old Fitzhugh is important. The original survey did not pick up one of the manholes (MH#5) in the system as it was buried underground. There was also some discrepancy between the survey of MH#4 and that of record as-built drawings provided. Doucet proposed to have a survey crew go back out int the field and survey MH#5 horizontal and vertical information and verify flowlines of MH#4.

URBAN DESIGN AND LANDSCAPE ARCHITECTURE

This includes work in the 90% and 100% Design Phase.

The following landscape-related, additional services are required for the Old Fitzhugh Road project for MAS, the Project Landscape Architect:

- Assist in designing the extension of the shared-use path (SUP) along the west side of RM 12 between Old Fitzhugh Road and the south side of Roger Hanks Parkway, including a possible trailhead or “Node #6” at this junction, if City deems appropriate.
- Provide additional landscape and irrigation design services needed for the new extension of the SUP.
- Assist with determining locations of illumination poles to be included in the “continuous illumination” add-alternate.
- Provide landscape, hardscape, furnishings and irrigation design for the newly-scoped Old Fitzhugh Road Historic District Gateway at the southwest side of the intersection of Old Fitzhugh Road and RM 12.
- Lead meetings with stakeholders (City’s historic group and native plant/landscape) to develop design of the Old Fitzhugh Road Historic District Gateway to gain design approval or “go-ahead” from City.
- Assist with finalizing locations and specifying illumination poles and fixtures for the gateway the Old Fitzhugh Road Historic District Gateway.

A. Landscape Sheets

The required, 11” X 17” format plan sheets will be prepared using HDR’s roadway (civil) drawings as a base and will show other existing and planned utilities in a half-tone. Landscaping and hardscaping sheet will include those in the original scope of services with the following additional sheets:

- Landscape Planting Plans, describing the location and type of all landscape elements including street trees, existing trees, planting beds, etc. These plans will include the Old Fitzhugh Road Historic District Gateway.

- Enlarged Plans of the gateway landscape / hardscape;
- Perspective View Renderings, up to three, conceptual renderings to illustrate the treatment of the streetscape as well as the “gateway” view to the existing Dripping Springs sign near the RM 12 intersection. (Note: The Old Fitzhugh Road Historic District Gateway will be designed in collaboration with the Native Plant Society of Central Texas, with the assumption that this group will assist with the initial and ongoing maintenance of this specialty garden. It is assumed that a MAS principal will lead a workshop with the CODS and its historic group, the Native Plant Society and others to further develop the concept depicted in the 60% Landscape Plans.)

GEOTECHNICAL ENGINEERING AND PAVEMENT DESIGN – No additional services are required.

ACCESSIBILITY REVIEW – No additional services are required.

PS&E PREPARATION – No additional services are required.

BID PHASE SERVICES (Hourly)

- Provide increased Bid Phase services appropriate to this revised Scope for the Old Fitzhugh Road Historic District Gateway.

CONSTRUCTION PHASE SERVICES (Hourly)

- Provide increased Construction Phase services appropriate to this revised Scope for the Old Fitzhugh Road Historic District Gateway.

EXCLUSIONS

- Construction Inspection and Materials Testing services are excluded from this contract. These services will be performed by the CITY through other contracting measures
- Design services beyond those specifically stated in this scope and any previously approved scopes
- Additional construction surveying
- Daily or repeated Construction Inspection Services beyond field meetings established in the scope
- Renderings or animated models
- Retaining Wall Design
- Traffic Signal Warrant Studies or Signal Design
- Utility Relocation Design
- Bid advertisement for the construction project

OLD FITZHUGH ROAD PSE

Old Fitzhugh Road PS&E

	Summary		HDR	Doucet	MAS	HVJ	TOTAL
A	**Project Management**						
		Hours	168	56	45	0	**269**
		Fee	$35,860	$9,888	$7,500	$0	**$53,248**
B	**Roadway Design**						
		Hours	531	0	0	0	**531**
		Fee	$70,855	$0	$0	$0	**$70,855**
C	**Drainage Design**						
		Hours	0	609	0	0	**609**
		Fee	$0	$104,890	$0	$0	**$104,890**
D	**Signing and Pavement Marking**						
		Hours	201	0	0	0	**201**
		Fee	$27,850	$0	$0	$0	**$27,850**
E	**Traffic Calming**						
		Hours	28	0	0	0	**28**
		Fee	$4,280	$0	$0	$0	**$4,280**
F	**Traffic Control Plans**						
		Hours	190	0	0	0	**190**
		Fee	$25,550	$0	$0	$0	**$25,550**
G	**Illumination**						
		Hours	447	0	0	0	**447**
		Fee	$77,580	$0	$0	$0	**$77,580**
H	**Erosion Control and SW3P Narrative**						
		Hours	92	6	0	0	**98**
		Fee	$11,580	$1,483	$0	$0	**$13,063**
I	**Utility Coordination**						
		Hours	364	0	0	0	**364**
		Fee	$61,660	$0	$0	$0	**$61,660**
J	**Environmental**						
		Hours	366	0	0	0	**366**
		Fee	$45,140	$0	$0	$0	**$45,140**
K	**Public Outreach**						
		Hours	252	54	40	0	**346**
		Fee	$30,420	$10,249	$4,480	$0	**$45,149**
L	**Right-of-Way Surveying**						
		Hours	0	127	0	0	**127**
		Fee	$0	$19,776	$0	$0	**$19,776**
M	**Landscape, Streetscape Design, and Urban Design**						
		Hours	0	0	600	0	**600**
		Fee	$0	$0	$65,200	$0	**$65,200**
N	**Geotechnical Engineering and Pavement Design**						
		Hours	36	6	0	74	**116**
		Fee	$8,640	$1,174	$0	$15,612	**$25,426**
O	**PS&E Preparation**						
		Hours	105	0	0	0	**105**
		Fee	$20,100	$0	$0	$0	**$20,100**
P	**Bid Phase Services**						
		Hours	52	10	8	0	**70**
		Fee	$8,790	$2,009	$1,000	$0	**$11,799**
Q	**Construction Phase Services**						
		Hours	116	49	24	0	**189**
		Fee	$19,930	$8,642	$3,000	$0	**$31,572**
R	**Expenses**						
		Fee	$5,175	$1,000	$1,000	$0	**$7,175**
		TOTAL HOURS	**2,780**	**858**	**685**	**74**	**4397**
		TOTAL FEE	**$453,410**	**$159,110**	**$82,180**	**$15,612**	**$710,312**

Old Fitzhugh Road PS&E

	Summary by Phase	HDR	Doucet	MAS	HVJ	TOTAL
	30 Percent Design Plans					
A	**Project Management**	67.2 $14,344	22.4 $3,955	13.5 $3,000	0 $0	80.7 $15,974
B	**Roadway Design**	100 $13,810	0 $0	0 $0	0 $0	100 $13,810
C	**Drainage Design**	0 $0	173 $31,080	0 $0	0 $0	173 $31,080
D	**Signing and Pavement Marking**	45 $5,175	0 $0	0 $0	0 $0	45 $5,175
E	**Traffic Calming**					
F	**Traffic Control Plans**					
G	**Illumination**	102 $18,030	0 $0	0 $0	0 $0	102 $18,030
H	**Erosion Control and SW3P Narrative**					
I	**Utility Coordination**	73 $12,332	0 $0	0 $0	0 $0	73 $12,332
J	**Environmental**	78 $10,280	0 $0	0 $0	0 $0	78 $10,280
K	**Public Outreach**					
L	**Right-of-Way Surveying**	0 $0	127 $19,776	0 $0	0 $0	127 $19,776
M	**Landscape, Streetscape Design, and Urban Design**	0 $0	0 $0	160 $18,400	0 $0	160 $18,400
N	**Geotechnical Engineering and Pavement Design**					
O	**PS&E Preparation**	27 $5,460	0 $0	0 $0	0 $0	27 $5,460
P	**Bid Phase Services**					
Q	**Construction Phase Services**					
R	**Expenses**	$500	$300	$300	$0	$2,153
	Total Hours	**492**	**322**	**174**	**0**	**988**
	Total Fee	**$79,931**	**$55,111**	**$21,700**	**$0**	**$156,742**

	60 Percent Design Plans					
A	**Project Management**	50.4 10758	16.8 2966.4	13.5 2250	0 0	80.7 15974.4
B	**Roadway Design**	234 $30,910	0 $0	0 $0	0 $0	234 $30,910
C	**Drainage Design**	0 $0	151 $26,157	0 $0	0 $0	151 $26,157
D	**Signing and Pavement Marking**	69 $9,940	0 $0	0 $0	0 $0	69 $9,940
E	**Traffic Calming**	28 $4,280	0 $0	0 $0	0 $0	28 $4,280
F	**Traffic Control Plans**	114 $15,650	0 $0	0 $0	0 $0	114 $15,650
G	**Illumination**	178 $30,370	0 $0	0 $0	0 $0	178 $30,370
H	**Erosion Control and SW3P Narrative**	92 $11,580	6 $1,483	0 $0	0 $0	98 $13,063
I	**Utility Coordination**	291 $49,328	0 $0	0 $0	0 $0	291 $49,328
J	**Environmental**	288 $34,860	0 $0	0 $0	0 $0	288 $34,860
K	**Public Outreach**	252 $30,420	54 $10,249	40 $4,480	0 $0	346 $45,149
L	**Right-of-Way Surveying**					
M	**Landscape, Streetscape Design, and Urban Design**	0 $0	0 $0	180 $20,400	0 $0	180 $20,400
N	**Geotechnical Engineering and Pavement Design**	36 $8,640	6 $1,174	0 $0	74 $15,612	116 $25,426
O	**PS&E Preparation**	26 $5,220	0 $0	0 $0	0 $0	26 $5,220
P	**Bid Phase Services**					
Q	**Construction Phase Services**					
R	**Expenses**	$1,000	$300	$300	$0	$2,153
	Total Hours	**1,659**	**234**	**234**	**74**	**2,200**
	Total Fee	**$242,956**	**$42,329**	**$27,430**	**$15,612**	**$328,327**

	90 Percent Design Plans					
A	**Project Management**	33.6 7172	11.2 1977.6	9 1500	0 0	80.7 15974.4
B	**Roadway Design**	148 $19,570	0 $0	0 $0	0 $0	148 $19,570
C	**Drainage Design**	0 $0	141 $23,716	0 $0	0 $0	141 $23,716
D	**Signing and Pavement Marking**	69 $9,940	0 $0	0 $0	0 $0	69 $9,940
E	**Traffic Calming**					
F	**Traffic Control Plans**	62 $8,130	0 $0	0 $0	0 $0	62 $8,130
G	**Illumination**	106 $18,610	0 $0	0 $0	0 $0	106 $18,610
H	**Erosion Control and SW3P Narrative**					
I	**Utility Coordination**					
J	**Environmental**					
K	**Public Outreach**					
L	**Right-of-Way Surveying**					
M	**Landscape, Streetscape Design, and Urban Design**	0 $0	0 $0	160 $16,400	0 $0	160 $16,400
N	**Geotechnical Engineering and Pavement Design**					
O	**PS&E Preparation**	25 $4,960	0 $0	0 $0	0 $0	25 $4,960
P	**Bid Phase Services**					
Q	**Construction Phase Services**					
R	**Expenses**	$2,675	$300	$300	$0	$2,153
	Total Hours	**444**	**152**	**169**	**0**	**765**
	Total Fee	**$71,057**	**$25,993**	**$18,200**	**$0**	**$115,250**

	100 Percent Design Plans					
A	**Project Management**	17 $3,586	6 $989	5 $750	0 $0	27 $5,325
B	**Roadway Design**	49 $6,565	0 $0	0 $0	0 $0	49 $6,565
C	**Drainage Design**	0 $0	144 $23,937	0 $0	0 $0	144 $23,937
D	**Signing and Pavement Marking**	18 $2,795	0 $0	0 $0	0 $0	18 $2,795
E	**Traffic Calming**					
F	**Traffic Control Plans**	14 $1,770	0 $0	0 $0	0 $0	14 $1,770
G	**Illumination**	61 $10,570	0 $0	0 $0	0 $0	61 $10,570
H	**Erosion Control and SW3P Narrative**					
I	**Utility Coordination**					
J	**Environmental**					
K	**Public Outreach**					
L	**Right-of-Way Surveying**					
M	**Landscape, Streetscape Design, and Urban Design**	0 $0	0 $0	100 $10,000	0 $0	100 $10,000
N	**Geotechnical Engineering and Pavement Design**					
O	**PS&E Preparation**	27 $4,460	0 $0	0 $0	0 $0	27 $4,460
P	**Bid Phase Services**					
Q	**Construction Phase Services**					
R	**Expenses**	$500	$100	$100	$0	$718
	Total Hours	**186**	**150**	**105**	**0**	**440**
	Total Fee	**$30,246**	**$25,026**	**$10,850**	**$0**	**$66,122**
	Bid and Construction Phase					
P	**Bid Phase Services**	52 $8,790	10 $2,009	8 $1,000	0 $0	70 $11,799
Q	**Construction Phase Services**	116 $19,930	49 $8,642	24 $3,000	0 $0	189 $31,572
R	**Expenses**	$500	$0	$0	$0	$500
	Total Hours	**168**	**59**	**32**	**0**	**259**
	Total Fee	**$29,220**	**$10,650**	**$4,000**	**$0**	**$43,870**
	Grand Total Hours	**2,948**	**917**	**713**	**74**	**4,652**
	Grand Total Fee	**$453,410**	**$159,110**	**$82,180**	**$15,612**	**$710,312**

Old Fitzhugh Road PS&E

	Detailled Summary		HDR	Doucet	MAS	HVJ	TOTAL
A	**Project Management**						
		Hours	**168**	**56**	**45**	**0**	**269**
		Fee	**$35,860**	**$9,888**	**$7,500**	**$0**	**$53,248**
B	**Roadway Design**						
		30% Hours	100	0	0	0	100
		30% Fee	$13,810	$0	$0	$0	$13,810
		60% Hours	234	0	0	0	234
		60% Fee	$30,910	$0	$0	$0	$30,910
		90% Hours	148	0	0	0	148
		90% Fee	$19,570	$0	$0	$0	$19,570
		100% Hours	49	0	0	0	49
		100% Fee	$6,565	$0	$0	$0	$6,565
		Total Hours	**531**	**0**	**0**	**0**	**531**
		Total Fee	**$70,855**	**$0**	**$0**	**$0**	**$70,855**
C	**Drainage Design**						
		30% Hours	0	173	0	0	173
		30% Fee	$0	$31,080	$0	$0	$31,080
		60% Hours	0	151	0	0	151
		60% Fee	$0	$26,157	$0	$0	$26,157
		90% Hours	0	141	0	0	141
		90% Fee	$0	$23,716	$0	$0	$23,716
		100% Hours	0	144	0	0	144
		100% Fee	$0	$23,937	$0	$0	$23,937
		Total Hours	**0**	**609**	**0**	**0**	**609**
		Total Fee	**$0**	**$104,890**	**$0**	**$0**	**$104,890**
D	**Signing and Pavement Marking**						
		30% Hours	45	0	0	0	45
		30% Fee	$5,175	$0	$0	$0	$5,175
		60% Hours	69	0	0	0	69
		60% Fee	$9,940	$0	$0	$0	$9,940
		90% Hours	69	0	0	0	69
		90% Fee	$9,940	$0	$0	$0	$9,940
		100% Hours	18	0	0	0	18
		100% Fee	$2,795	$0	$0	$0	$2,795
		Total Hours	**201**	**0**	**0**	**0**	**201**
		Total Fee	**$27,850**	**$0**	**$0**	**$0**	**$27,850**
E	**Traffic Calming**						
		Hours	**28**	**0**	**0**	**0**	**28**
		Fee	**$4,280**	**$0**	**$0**	**$0**	**$4,280**
F	**Traffic Control Plans**						
		60% Hours	114	0	0	0	114
		60% Fee	$15,650	$0	$0	$0	$15,650
		90% Hours	62	0	0	0	62
		90% Fee	$8,130	$0	$0	$0	$8,130
		100% Hours	14	0	0	0	14
		100% Fee	$1,770	$0	$0	$0	$1,770
		Hours	**190**	**0**	**0**	**0**	**190**
		Fee	**$25,550**	**$0**	**$0**	**$0**	**$25,550**

G	**Illumination**						
		30% Hours	102	0	0	0	102
		30% Fee	$18,030	$0	$0	$0	$18,030
		60% Hours	178	0	0	0	178
		60% Fee	$30,370	$0	$0	$0	$30,370
		90% Hours	106	0	0	0	106
		90% Fee	$18,610	$0	$0	$0	$18,610
		100% Hours	61	0	0	0	61
		100% Fee	$10,570	$0	$0	$0	$10,570
		Total Hours	**447**	**0**	**0**	**0**	**447**
		Total Fee	**$77,580**	**$0**	**$0**	**$0**	**$77,580**
H	**Erosion Control and SW3P Narrative**						
		Hours	**92**	**6**	**0**	**0**	**98**
		Fee	**$11,580**	**$1,483**	**$0**	**$0**	**$13,063**
I	**Utility Coordination**						
		Hours	**364**	**0**	**0**	**0**	**364**
		Fee	**$61,660**	**$0**	**$0**	**$0**	**$61,660**
J	**Environmental**						
		30% Hours	78	0	0	0	78
		30% Fee	$10,280	$0	$0	$0	$10,280
		60% Hours	288	0	0	0	288
		60% Fee	$34,860	$0	$0	$0	$34,860
		Hours	**366**	**0**	**0**	**0**	**366**
		Fee	**$45,140**	**$0**	**$0**	**$0**	**$45,140**
K	**Public Outreach**						
		Hours	**252**	**54**	**40**	**0**	**346**
		Fee	**$30,420**	**$10,249**	**$4,480**	**$0**	**$45,149**
L	**Right-of-Way Surveying**						
		Hours	**0**	**127**	**0**	**0**	**127**
		Fee	**$0**	**$19,776**	**$0**	**$0**	**$19,776**
M	**Landscape, Streetscape Design, and Urban Design**						
		30% Hours	0	0	160	0	160
		30% Fee	$0	$0	$18,400	$0	$18,400
		60% Hours	0	0	180	0	180
		60% Fee	$0	$0	$20,400	$0	$20,400
		90% Hours	0	0	160	0	160
		90% Fee	$0	$0	$16,400	$0	$16,400
		100% Hours	0	0	100	0	100
		100% Fee	$0	$0	$10,000	$0	$10,000
		Total Hours	**0**	**0**	**600**	**0**	**600**
		Total Fee	**$0**	**$0**	**$65,200**	**$0**	**$65,200**
N	**Geotechnical Engineering and Pavement Design**						
		Hours	**36**	**6**	**0**	**74**	**116**
		Fee	**$8,640**	**$1,174**	**$0**	**$15,612**	**$25,426**
O	**PS&E Preparation**						
		30% Hours	27	0	0	0	27
		30% Fee	$5,460	$0	$0	$0	$5,460
		60% Hours	26	0	0	0	26
		60% Fee	$5,220	$0	$0	$0	$5,220
		90% Hours	25	0	0	0	25
		90% Fee	$4,960	$0	$0	$0	$4,960
		100% Hours	27	0	0	0	27
		100% Fee	$4,460	$0	$0	$0	$4,460
		Total Hours	**105**	**0**	**0**	**0**	**105**
		Total Fee	**$20,100**	**$0**	**$0**	**$0**	**$20,100**
P	**Bid Phase Services**						
		Total Hours	**52**	**10**	**8**	**0**	**70**
		Total Fee	**$8,790**	**$2,009**	**$1,000**	**$0**	**$11,799**
Q	**Construction Phase Services**						

	Total Hours	116	49	24	0	189
	Total Fee	$19,930	$8,642	$3,000	$0	$31,572
R Expenses						
	Fee	$5,175	$1,000	$1,000	$0	$7,175
	TOTAL HOURS	2,948	917	717	74	4,656
	TOTAL FEE	$453,410	$159,110	$82,180	$15,612	$710,312

HDR Engineering, Inc.

		Proj Principal	Proj Manager	QC Manager	Sr. Light Engr	Sr. Engr	Proj Engr	EIT	Se. Utility Engr	Sr. Utility Coordinator	Utility Coordinator	Sr. Real Estate Lead	Sr. Real Estate Spec	Real Estate Spec	Sr. Env Lead	Sr. Env. Scientist	Env Scientist	Public Involvement Manager	Public Involvement Coordinator	Graphic Designer I	GIS Analyst	Sr. CADD Tech	CADD Tech	Arch/Historian	Admin Asst	TOTAL
	2022 TIRZ RATES - DRAFT w 2023 Escalation	**$310**	**$260**	**$250**	**$250**	**$240**	**$175**	**$125**	**$250**	**$220**	**$160**	**$300**	**$150**	**$120**	**$200**	**$150**	**$115**	**$130**	**$125**	**$105**	**$130**	**$150**	**$115**	**$95**	**$95**	
A	**Project Management**																									
	A. Coordination with City		30				30																			60
	B. Invoicing and Schedule Updates		16																						8	24
	C. Subconsultant Coordination, Deliverables Review and Invoices		30				30																		8	68
	D.Quality Assurance / Quality Control		8	8																						16
	Task Subtotal Hours	**0**	**84**	**8**	**0**	**0**	**60**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**16**	**168**
	Task Subtotal Fee	**$0**	**$21,840**	**$2,000**	**$0**	**$0**	**$10,500**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,520**	**$35,860**
B	**Roadway Design**																									
	30% Plans																									
	A. Title Sheet and Index of Sheets																						4			4
	B.Typical Sections						2																4			6
	C.Project Layout						2	2															4			8
	D.Horizontal Alignment Data Sheets:						2																8			10
	E.Roadway Plan & Profile						4	24															20			48
	F.Intersection Layouts - Cross Streets																									0
	G.Driveway Plan & Profiles																									0
	H.Removal Layouts																									0
	I.Pedestrian and Bicycle Facilities						2	5																		7
	J.Roadway Cross Sections																									0
	K.Miscellaneous Detail Sheets																									0
	L.Quantity Summary Sheets																									0
	M.Standards Selection																									0
	N. 30% PSE Submittal QC and Prepare			4		4	4																5			17
	Task Subtotal Hours	***0***	***0***	***4***	***0***	***4***	***16***	***31***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***45***	***0***	***0***	***100***
	30% Subtotal Fee	***$0***	***$0***	***$1,000***	***$0***	***$960***	***$2,800***	***$3,875***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$5,175***	***$0***	***$0***	***$13,810***
	60% Plans																									
	A. Title Sheet and Index of Sheets																									0
	B.Typical Sections						2																8			10
	C.Project Layout							2															2			4
	D.Horizontal Alignment Data Sheets:																						4			4
	E.Roadway Plan & Profile					4	4	16															30			54
	F.Intersection Layouts - Cross Streets						2	8															6			16
	G.Driveway Plan & Profiles						2	8															4			14
	H.Removal Layouts						2	8															12			22
	I.Pedestrian and Bicycle Facilities						2	8															10			20
	J.Roadway Cross Sections																						40			40
	K.Miscellaneous Detail Sheets						2	4																		6
	L.Quantity Summary Sheets						2	4															10			16
	M.Standards Selection							2																		2
	N. 60% PSE Submittal QC and Prepare			8		4	4																10			26
	Task Subtotal Hours	***0***	***0***	***8***	***0***	***8***	***22***	***60***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***136***	***0***	***0***	***234***
	60% Subtotal Fee	***$0***	***$0***	***$2,000***	***$0***	***$1,920***	***$3,850***	***$7,500***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$15,640***	***$0***	***$0***	***$30,910***
	90% Plans																									
	A. Title Sheet and Index of Sheets																									0
	B.Typical Sections																						2			2
	C.Project Layout																						2			2
	D.Horizontal Alignment Data Sheets:																						2			2
	E.Roadway Plan & Profile					2	2	8															20			32
	F.Intersection Layouts - Cross Streets						2	4															4			10
	G.Driveway Plan & Profiles						2	2															4			8
	H.Removal Layouts							4															10			14
	I.Pedestrian and Bicycle Facilities						2	4															8			14
	J.Roadway Cross Sections																						20			20
	K.Miscellaneous Detail Sheets						2	4																		6
	L.Quantity Summary Sheets						2	4															10			16
	M.Standards Selection						2																			2
	N. 90% Final PSE Submittal QC and Prepare			4		4	2																10			20
	Task Subtotal Hours	***0***	***0***	***4***	***0***	***6***	***16***	***30***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***92***	***0***	***0***	***148***
	90% Subtotal Fee	***$0***	***$0***	***$1,000***	***$0***	***$1,440***	***$2,800***	***$3,750***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$10,580***	***$0***	***$0***	***$19,570***

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	100% Plans																								
	A. Title Sheet and Index of Sheets																								0
	B.Typical Sections																								0
	C.Project Layout																								0
	D.Horizontal Alignment Data Sheets:																								0
	E.Roadway Plan & Profile					2		4																	6
	F.Intersection Layouts - Cross Streets							4														2			6
	G.Driveway Plan & Profiles							2														2			4
	H.Removal Layouts																								0
	I.Pedestrian and Bicycle Facilities																					4			4
	J.Roadway Cross Sections																					4			4
	K.Miscellaneous Detail Sheets																					4			4
	L.Quantity Summary Sheets							4														4			8
	M.Standards Selection																					4			4
	N. Final PSE Submittal QC and Prepare			4																		5			9
	Task Subtotal Hours	***0***	***0***	***4***	***0***	***2***	***0***	***14***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***29***	***0***	***0***	***49***
	100% Subtotal Fee	***$0***	***$0***	***$1,000***	***$0***	***$480***	***$0***	***$1,750***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$3,335***	***$0***	***$0***	***$6,565***
	Task Subtotal Hours	**0**	**0**	**20**	**0**	**20**	**54**	**135**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**302**	**0**	**0**	***531***
	Task Subtotal Fee	**$0**	**$0**	**$5,000**	**$0**	**$4,800**	**$9,450**	**$16,875**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0**	**$0**	**$34,730**	**$0**	**$0**	**$70,855**
C	**Drainage Design**																								
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
D	**Signing and Pavement Marking**																								
	30% Plans																								
	30% - Signing and Pavement Marking																					40			40
	30% - Quantity Summary																					5			5
	Task Subtotal Hours	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***45***	***0***	***0***	***45***
	30% Subtotal Fee	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$5,175***	***$0***	***$0***	***$5,175***
	60% Plans																								
	60% - Signing and Pavement Marking		2	2			15															40			59
	60% - Quantity Summary		2	1			2															5			10
	Task Subtotal Hours	***0***	***4***	***3***	***0***	***0***	***17***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***45***	***0***	***0***	***69***
	60% Subtotal Fee	***$0***	***$1,040***	***$750***	***$0***	***$0***	***$2,975***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$5,175***	***$0***	***$0***	***$9,940***
	90% Plans																								
	90% - Signing and Pavement Marking		2	2			15															40			59
	90% - Quantity Summary		2	1			2															5			10
	Task Subtotal Hours	***0***	***4***	***3***	***0***	***0***	***17***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***45***	***0***	***0***	***69***
	90% Subtotal Fee	***$0***	***$1,040***	***$750***	***$0***	***$0***	***$2,975***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$5,175***	***$0***	***$0***	***$9,940***
	100% Plans																								
	100% Final		2	1			5															10			18
	Task Subtotal Hours	***0***	***2***	***1***	***0***	***0***	***5***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***10***	***0***	***0***	***18***
	100% Subtotal Fee	***$0***	***$520***	***$250***	***$0***	***$0***	***$875***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$1,150***	***$0***	***$0***	***$2,795***
	Task Subtotal Hours	**0**	**10**	**7**	**0**	**0**	**39**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**145**	**0**	**0**	**201**
	Task Subtotal Fee	**$0**	**$2,600**	**$1,750**	**$0**	**$0**	**$6,825**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$16,675**	**$0**	**$0**	**$27,850**
E	**Traffic Calming**																								
	A. Evaluation of options and coordination w/ City		4				4															8			16
	B. Develop final plan sheet details						4															8			12
	Task Subtotal Hours	**0**	**4**	**0**	**0**	**0**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**16**	**0**	**0**	**28**
	Task Subtotal Fee	**$0**	**$1,040**	**$0**	**$0**	**$0**	**$1,400**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,840**	**$0**	**$0**	**$4,280**
F	**Traffic Control Plans**																								
	60% Plans																								
	A. Overall Phasing Plan		2				4	4														4			14
	B. Traffic Control Narrative						4	8														4			16
	C. Traffic Control Phasing Layouts		2				16	40														24			82
	D. Standard Selection																					2			2
	Task Subtotal Hours	***0***	***4***	***0***	***0***	***0***	***24***	***52***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***34***	***0***	***0***	***114***
	60% Subtotal Fee	***$0***	***$1,040***	***$0***	***$0***	***$0***	***$4,200***	***$6,500***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$3,910***	***$0***	***$0***	***$15,650***

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	90% Plans																								
	A. Overall Phasing Plan					2	4														2			8
	B. Traffic Control Narrative					2	8														4			14
	C. Traffic Control Phasing Layouts					8	16														16			40
	D. Standard Selection																							0
	Task Subtotal Hours	***0***	***0***	***0***	***0***	***0***	***12***	***28***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***22***	***0***	***0***	***62***
	90% Subtotal Fee	***$0***	***$0***	***$0***	***$0***	***$0***	***$2,100***	***$3,500***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$2,530***	***$0***	***$0***	***$8,130***
	100% Plans																								
	A. Overall Phasing Plan																							0	
	B. Traffic Control Narrative																							0	
	C. Traffic Control Phasing Layouts					2	4														8			14	
	D. Standard Selection																							0	
	Task Subtotal Hours	***0***	***0***	***0***	***0***	***2***	***4***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***8***	***0***	***0***	***14***	
	100% Subtotal Fee	***$0***	***$0***	***$0***	***$0***	***$350***	***$500***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$920***	***$0***	***$0***	***$1,770***	
	Task Subtotal Hours	**0**	**4**	**0**	**0**	**0**	**38**	**84**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**64**	**0**	**0**	**190**
	Task Subtotal Fee	**$0**	**$1,040**	**$0**	**$0**	**$0**	**$6,650**	**$10,500**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$7,360**	**$0**	**$0**	**$25,550**
G	**Illumination**																								
	30% Plans																								
	Perform Google Earth Site Survey and Analysis				1		2																	3	
	Utility Power Company Coordination				2		8																	10	
	Photometrics Analysis				1		8														2			11	
	Overcurrent Protection and Voltage Drop Analysis				1		2																	3	
	Electrical Service Load Analysis				1		2														2			5	
	Illumination Summary & General Notes				2		2														2			6	
	Illumination Removal Layouts				1		4														2			7	
	Illumination Layouts				2		12														6			20	
	Illumination Details				1		4														2			7	
	Illumination Schematic				1		4														2			7	
	City and/or TxDOT Standards & Specifications				1		4														2			7	
	Cost Estimate				1		2																	3	
	QAQC				2		2														1			5	
	Review Comment Responses				2		2														1			5	
	Attend Revirew Meetings				1		2																	3	
	Task Subtotal Hours	***0***	***0***	***0***	***20***	***0***	***60***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***22***	***0***	***0***	***102***
	30% Subtotal Fee	***$0***	***$0***	***$0***	***$5,000***	***$0***	***$10,500***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$2,530***	***$0***	***$0***	***$18,030***
	60% Plans																								
	Perform Google Earth Site Survey and Analysis						2																	2	
	Utility Power Company Coordination				1		8																	9	
	Photometrics Analysis				1		20														6			27	
	Overcurrent Protection and Voltage Drop Analysis				2		4																	6	
	Electrical Service Load Analysis				2		4														2			8	
	Illumination Summary & General Notes				2		4														2			8	
	Illumination Removal Layouts				1		8														2			11	
	Illumination Layouts				2		30														16			48	
	Illumination Details				1		12														2			15	
	Illumination Schematic				1		12														4			17	
	City and/or TxDOT Standards & Specifications				1		8														2			11	
	Cost Estimate				1		2																	3	
	QAQC				2		2														1			5	
	Review Comment Responses				2		2														1			5	
	Attend Review Meetings				1		2																	3	
	Task Subtotal Hours	***0***	***0***	***0***	***20***	***0***	***120***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***38***	***0***	***0***	***178***
	60% Subtotal Fee	***$0***	***$0***	***$0***	***$5,000***	***$0***	***$21,000***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$4,370***	***$0***	***$0***	***$30,370***
	90% Plans																								
	Utility Power Company Coordination				1		4																	5	
	Photometrics Analysis				1		10														2			13	
	Overcurrent Protection and Voltage Drop Analysis				2		2																	4	
	Electrical Service Load Analysis				2		2														2			6	
	Illumination Summary & General Notes				2		2														2			6	
	Illumination Removal Layouts				1		2														2			5	
	Illumination Layouts				2		20														8			30	
	Illumination Details				1		4														2			7	
	Illumination Schematic				1		4														2			7	
	City and/or TxDOT Standards & Specifications				1		4														2			7	
	Cost Estimate				1		2																	3	
	QAQC				2		2														1			5	
	Review Comment Responses				2		2														1			5	
	Attend Review Meetings				1		2																	3	
	Task Subtotal Hours	***0***	***0***	***0***	***20***	***0***	***62***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***24***	***0***	***0***	***106***
	90% Subtotal Fee	***$0***	***$0***	***$0***	***$5,000***	***$0***	***$10,850***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$2,760***	***$0***	***$0***	***$18,610***

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	100% Plans																								
	Utility Power Company Coordination																								0
	Photometrics Analysis			1		4																2			7
	Overcurrent Protection and Voltage Drop Analysis			1		1																			2
	Electrical Service Load Analysis			1		1																2			4
	Illumination Summary & General Notes			1		1																2			4
	Illumination Removal Layouts			1		2																2			5
	Illumination Layouts			1		8																2			11
	Illumination Details			1		2																2			5
	Illumination Schematic			1		2																2			5
	City and/or TxDOT Standards & Specifications			1		2																2			5
	Cost Estimate			1		1																			2
	QAQC			1		2																1			4
	Review Comment Responses			1		2																1			4
	Attend Review Meetings			1		2																			3
	Task Subtotal Hours	***0***	***0***	***13***	***0***	***30***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***18***	***0***	***0***	***61***
	100% Subtotal Fee	***$0***	***$0***	***$3,250***	***$0***	***$5,250***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$2,070***	***$0***	***$0***	***$10,570***
																									0
	Task Subtotal Hours	**0**	**0**	**73**	**0**	**272**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**102**	**0**	**0**	**447**
	Task Subtotal Fee	**$0**	**$0**	**$18,250**	**$0**	**$47,600**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$11,730**	**$0**	**$0**	**$77,580**
H	**Erosion Control and SW3P Narrative**																								
	A. SW3P Narrative Sheet					2																			2
	B. Erosion Control Sheets					8	20															40			68
	C. Quantity Summary Sheets					2	8															10			20
	D. Standards Selection																					2			2
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**12**	**28**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**52**	**0**	**0**	**92**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$2,100**	**$3,500**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,980**	**$0**	**$0**	**$11,580**
I	**Utility Coordination**																								
	One-Call, Determine and Document Point of Contacts									4															4
	Coordination with Project Team, Utility Status Reports									20															20
	Project Notification Letters, Host Kick-Off Mtg, Minutes							2		4															6
	Host individual Utility Coordination Meetings (max. 15 mtgs)							16		24															40
	Produce Meeting Minutes and Communication Tracking Log							4		12															16
	Coordination of Utility Conflicts, Solutions, relocation Designs						8	6		12															32
	Obtain Clearance letters and request Prior Rights documentation						2			4															8
	Utility Relocation Permitting coordination			4				8		18															30
	SUE QL-C/D																								0
	QL-D: Records Collection and Mapping, Verification, QC			2			18	2	4	8															34
	Utility Engineering																								0
	Verify Identified Conflicts, Identify additional conflicts			2			8	2																	12
	Develop and maintain detailed Conflict Matrix						22	2																	24
	Calculate conflict clearances, confirm or clear conflicts, QC			4			26	4																	34
	Determine need for QL-B/A SUE						2	2		2															6
	Technical support with utilities and project team to determine conflict Solutions						4	4	4	8															20
	Provide feasible utility relocation alignments						8	2	2	4															16
	Provide review and comments of Utility Relocation Designs (max. 12 reviews)			4			22	2	16	18															62
	Task Subtotal Hours	**0**	**0**	**16**	**0**	**0**	**0**	**120**	**26**	**64**	**138**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**364**
	Task Subtotal Fee	**$0**	**$0**	**$4,000**	**$0**	**$0**	**$0**	**$15,000**	**$6,500**	**$14,080**	**$22,080**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$61,660**
J	**Environmental**																								
	30% Plans																								
	Constraints Analysis													2	32	24						12			78
	Task Subtotal Hours	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***2***	***32***	***24***	***0***	***0***	***0***	***0***	***0***	***12***	***0***	***0***	***78***
	30% Subtotal Fee	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$400***	***$4,800***	***$2,760***	***$0***	***$0***	***$0***	***$0***	***$0***	***$1,560***	***$0***	***$0***	***$10,280***
	60% Plans																								
	Categorical Exlusion WPDs 1 and 2													2	6	24						16			48
	Historic Project Coordination Request														4	6						4			46
	Archeological Background Study														4	6						4			46
	Threatened and Endangered Species and Habitat/Vegetation analysis														6	24						8			38
	Waters of the U.S. Review														6	12						4			22
	Hazardous materials Initial Site Assessment														12	24						2			38
	Section 4(f) De Minimis Coordination														12	8						8			40
	Quality Control													6	4										10
	Task Subtotal Hours	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***8***	***54***	***104***	***0***	***0***	***0***	***46***	***0***	***0***	***76***	***0***	***288***
	60% Subtotal Fee	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$1,600***	***$8,100***	***$11,960***	***$0***	***$0***	***$0***	***$5,980***	***$0***	***$0***	***$7,220***	***$0***	***$34,860***
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**10**	**86**	**128**	**0**	**0**	**0**	**58**	**0**	**0**	**84**	**0**	**366**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,000**	**$12,900**	**$14,720**	**$0**	**$0**	**$0**	**$7,540**	**$0**	**$0**	**$7,980**	**$0**	**$45,140**
K	**Public Outreach**																								
	Develop materials, messaging and exhibits for property owner meetings (up to 6)																24	48	40	40					152
	Summarize documentation and feedback received during property owner meetings and develop meeting summaries (up to 6).																12	24	24						60
	Provide messaging and graphics support developing powerpoint presentations for stakeholder and board member updates (up to 3)																12	16	12						40
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**48**	**88**	**76**	**40**	**0**	**0**	**0**	**0**	**252**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$6,240**	**$11,000**	**$7,980**	**$5,200**	**$0**	**$0**	**$0**	**$0**	**$30,420**

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L	**Right-of-Way Surveying**																									
	A.Right-of-Way Mapping Survey & R.O.E.																									0
	B.Storm Drain (4) and Trail (2) Easement Descriptions Survey																									0
	C.Storm Drain (4) and Trail (2) Topographic and Tree Survey & Utilities																									0
	C.Right-of-Way Supplemental Topographic and Tree Survey & Control Survey																									0
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
M	**Landscape, Streetscape Design, and Urban Design**																									
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
N	**Geotechnical Engineering and Pavement Design**																									
	Manage Subconsultant and Site Visit					8																				8
	Draft Pavement Design Memorandum					22																				22
	Final Pavement Design Memorandum					6																				6
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**36**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**36**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$8,640**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$8,640**
O	**PS&E Preparation**																									
	30% Plans																									
	Plans and Estimate:		1			1		5															5			12
	Contract Time Determination		1			2																				3
	QA/QC Reviews		2	10																						12
	Task Subtotal Hours	***0***	***4***	***10***	***0***	***3***	***0***	***5***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***5***	***0***	***0***	***27***
	30% Subtotal Fee	***$0***	***$1,040***	***$2,500***	***$0***	***$720***	***$0***	***$625***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$575***	***$0***	***$0***	***$5,460***
	60% Plans																									
	Plans and Estimate:		1			1		5															5			12
	Contract Time Determination		1			1																				2
	QA/QC Reviews		2	10																						12
	Task Subtotal Hours	***0***	***4***	***10***	***0***	***2***	***0***	***5***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***5***	***0***	***0***	***26***
	60% Subtotal Fee	***$0***	***$1,040***	***$2,500***	***$0***	***$480***	***$0***	***$625***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$575***	***$0***	***$0***	***$5,220***
	90% Plans																									
	Specifications and General Notes							8																		8
	Plans and Estimate:		1			1		5															5			12
	Contract Time Determination					1																				1
	QA/QC Reviews		2	10																						12
	Task Subtotal Hours	***0***	***3***	***10***	***0***	***2***	***0***	***13***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***5***	***0***	***0***	***27***
	90% Subtotal Fee	***$0***	***$780***	***$2,500***	***$0***	***$480***	***$0***	***$625***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$575***	***$0***	***$0***	***$4,960***
	100% Plans																									
	Specifications and General Notes							8																		8
	Plans and Estimate:		1			1		5															5			12
	Contract Time Determination					1																				1
	QA/QC Reviews		2	4																						6
	Task Subtotal Hours	***0***	***3***	***4***	***0***	***2***	***0***	***13***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***0***	***5***	***0***	***0***	***27***
	100% Subtotal Fee	***$0***	***$780***	***$1,000***	***$0***	***$480***	***$0***	***$1,625***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$575***	***$0***	***$0***	***$4,460***
	Task Subtotal Hours	**0**	**14**	**34**	**0**	**9**	**0**	**28**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**20**	**0**	**0**	**105**
	Task Subtotal Fee	**$0**	**$3,640**	**$8,500**	**$0**	**$2,160**	**$0**	**$3,500**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,300**	**$0**	**$0**	**$20,100**
P	**Bid Phase Services**																									
	Prepare Bid Manual		4				16																		8	28
	Prepare for and attend Pre Bid Meeting		2				2																			4
	Prepare and Distribute Addendum		2				2																6			10
	Prepare Bid Tab and Letter of Recommendation		2				6																		2	10
	Task Subtotal Hours	**0**	**10**	**0**	**0**	**0**	**26**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**	**0**	**10**	**52**
	Task Subtotal Fee	**$0**	**$2,600**	**$0**	**$0**	**$0**	**$4,550**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$690**	**$0**	**$950**	**$8,790**
Q	**Construction Phase Services**																									
	Pre-Construction Meeting		2				2																	1		5
	Review of Contractor Submittals		2				20																	1		23
	Construction Site Visits		4				16																	2		22
	Requests for Information		2				10																			12
	Final Walk-Through / Punch List		4				4																			8
	As-Built Plans		2				8																24			34
	Project Management		6																						6	12
	Task Subtotal Hours	**0**	**22**	**0**	**0**	**0**	**60**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**24**	**4**	**6**	**116**
	Task Subtotal Fee	**$0**	**$5,720**	**$0**	**$0**	**$0**	**$10,500**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,760**	**$380**	**$570**	**$19,930**
R	**Expenses**																									
	Printing																									$2,000
	Mileage																									$1,000
	TDLR Accessibility Review - Altura																									$2,175
	Task Subtotal Fee																									**$5,175**
	TOTAL HOURS	**0**	**148**	**85**	**73**	**65**	**569**	**395**	**26**	**64**	**138**	**0**	**0**	**0**	**10**	**86**	**128**	**48**	**88**	**76**	**98**	**0**	**731**	**88**	**32**	**2948**
	TOTAL FEE	**$0**	**$38,480**	**$21,250**	**$18,250**	**$15,600**	**$99,575**	**$49,375**	**$6,500**	**$14,080**	**$22,080**	**$0**	**$0**	**$0**	**$2,000**	**$12,900**	**$14,720**	**$6,240**	**$11,000**	**$7,980**	**$12,740**	**$0**	**$84,065**	**$8,360**	**$3,040**	**$453,410**

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Doucet & Associates

		Principal	Sr. PM	Senior Project Engineer	Project Engineer II	Engineer Associate II	Senior Civil Technician	Civil Technician	Survey Project Manager (RPLS)	Senior Survey Technician	GIS Specialist	Two-Person Field Crew	Three-Person Field Crew	Party Chief-Time Basis	Administrative Assistant	LiDAR Scanner	TOTAL
	2022 TIRZ RATES - DRAFT w 2023 Escalation	**$273**	**$247**	**$201**	**$170**	**$139**	**$155**	**$134**	**$227**	**$139**	**$139**	**$165**	**$216**	**$118**	**$108**	**$108**	
A	**Project Management**																
	A. Coordination with City		12		8												20
	B. Invoicing and Schedule Updates		12												24		36
	C. Subconsultant Coordination, Deliverables Review and Invoices																0
	D.Quality Assurance / Quality Control																0
	Task Subtotal Hours	**0**	**24**	**0**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**24**	**0**	**56**
	Task Subtotal Fee	**$0**	**$5,933**	**$0**	**$1,360**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,596**	**$0**	**$9,888**
B	**Roadway Design**																
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
C	**Drainage Design**																
	30% Plans																
	Data Collection and field work		4	2	8												14
	Hydrologic and Hydraulic design		1	1	4												6
	Storm Drain analyses and design, including outfall		4	1	16												21
	Storm Drain Hydrologic and Hydraulic Tables		1	1	4												6
	Storm Water Detention Analysis and Design		4	1	12												17
	Water Quality and Rain garden/bioretention design		8	2	20												30
	Plan Sheets for Drainage Design	2	4	1	20		20	20									67
	Stormwater Report		2	2	8												12
	Task Subtotal Hours	**2**	**28**	**11**	**92**	**0**	**20**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	***173***
	30% Subtotal Fee	***$546***	***$6,922***	***$2,209***	***$15,635***	***$0***	***$3,090***	***$2,678***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$31,080***
	60% Plans																
	Hydrologic and Hydraulic design		1	1	2												4
	Storm Drain analyses and design, including outfall		1	1	8												10
	Storm Drain Hydrologic and Hydraulic Tables		1	1	2												4
	Storm Water Detention Analysis and Design		2	2	8												12
	Water Quality and Rain garden/bioretention design		8	2	8												18
	Plan Sheets for Drainage Design	2	8	2	24		20	40									96
	Stormwater Report		1	2	4												7
	Task Subtotal Hours	**2**	**22**	**11**	**56**	**0**	**20**	**40**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	***151***
	60% Subtotal Fee	***$546***	***$5,438***	***$2,209***	***$9,517***	***$0***	***$3,090***	***$5,356***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$26,157***
	90% Plans																
	Hydrologic and Hydraulic design		1	1	4												6
	Storm Drain analyses and design, including outfall		1	1	12												14
	Storm Drain Hydrologic and Hydraulic Tables		1	1	2												4
	Storm Water Detention Analysis and Design		2	1	12												15
	Water Quality and Rain garden/bioretention design		4	1	12												17
	Plan Sheets for Drainage Design		4	1	12		20	40									77
	Stormwater Report	2	1	1	4												8
	Task Subtotal Hours	**2**	**14**	**7**	**58**	**0**	**20**	**40**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	***141***
	90% Subtotal Fee	***$546***	***$3,461***	***$1,406***	***$9,857***	***$0***	***$3,090***	***$5,356***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$23,716***
	100% Plans, Permitting, Bid Support, Specifications																
	Hydrologic and Hydraulic design		0	1	1												2
	Storm Drain analyses and design, including outfall		0	1	4												5
	Storm Drain Hydrologic and Hydraulic Tables		0	1	1												2
	Storm Water Detention Analysis and Design		1	1	8												10
	Water Quality and Rain garden/bioretention design		2	1	8												11
	Plan Sheets for Drainage Design	1	2	1	8		16	24									52
	Stormwater Report		1	1	4												6
	City of Dripping Springs Permitting/Coordination		8		16		16	16									56
	Task Subtotal Hours	**1**	**14**	**7**	**50**	**0**	**32**	**40**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	***144***
	100% Subtotal Fee	***$273***	***$3,461***	***$1,406***	***$8,498***	***$0***	***$4,944***	***$5,356***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$23,937***
	Task Subtotal Hours	**7**	**78**	**36**	**256**	**0**	**92**	**140**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**609**
	Task Subtotal Fee	**$1,911**	**$19,282**	**$7,231**	**$43,507**	**$0**	**$14,214**	**$18,746**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$104,890**

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D	**Signing and Pavement Marking**																
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
E	**Traffic Calming**																
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
F	**Traffic Control Plans**																
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
G	**Illumination**																
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
H	**Erosion Control and SW3P Narrative**																
	A. SW3P Narrative Sheet		**4**														4
	B. Erosion Control Sheets																0
	C. Quantity Summary Sheets																0
	D. Standards Selection		2														2
	Task Subtotal Hours	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**
	Task Subtotal Fee	**$0**	**$1,483**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,483**
I	**Utility Coordination**																
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
J	**Environmental**																
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
K	**Public Outreach**																
	Develop materials, messaging and exhibits for property owner meetings (up to 6)		12		6			8									26
	Summarize documentation and feedback received during property owner meetings and develop meeting summaries (up to 6).		6		6												12
	Provide messaging and graphics support developing powerpoint presentations for stakeholder and board member updates (up to 3)		6		2										8		16
	Task Subtotal Hours	**0**	**24**	**0**	**14**	**0**	**0**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**8**	**0**	**54**
	Task Subtotal Fee	**$0**	**$5,933**	**$0**	**$2,379**	**$0**	**$0**	**$1,071**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$865**	**$0**	**$10,249**
L	**Right-of-Way Surveying**																
	A.Right-of-Way Mapping Survey & R.O.E.								6	20	1	10			1.5		38.5
	B.Storm Drain (4) and Trail (2) Easement Descriptions Survey								4	21	0.5	4			1		30.5
	C.Right-of-Way Supplemental Topographic and Tree Survey & Control Survey								2	24	0.5	31			0.5		58
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**12**	**65**	**2**	**45**	**0**	**0**	**3**	**0**	**127**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,719**	**$9,038**	**$278**	**$7,416**	**$0**	**$0**	**$324**	**$0**	**$19,776**
M	**Landscape, Streetscape Design, and Urban Design**																
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
N	**Geotechnical Engineering and Pavement Design**																
	Soil boring definition and geotech review for water quality basins		2		4												6
																	0
																	0
	Task Subtotal Hours	**0**	**2**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**
	Task Subtotal Fee	**$0**	**$494**	**$0**	**$680**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,174**

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P	**Bid Phase Services**																
	Prepare Bid Manual		1		2												3
	Prepare for and attend Pre Bid Meeting		2		2												4
	Prepare and Distribute Addendum		1		2												3
	Prepare Bid Tab and Letter of Recommendation																0
	Task Subtotal Hours	**0**	**4**	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**10**
	Task Subtotal Fee	**$0**	**$989**	**$0**	**$1,020**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,009**
Q	**Construction Phase Services**																
	Pre-Construction Meeting		2		2												4
	Review of Contractor Submittals		1		4												5
	Construction Site Visits		2		8												10
	Requests for Information		1		2												3
	Final Walk-Through / Punch List		2		2												4
	As-Built Plans		1		4			8									13
	Project Management		2		4										4		10
	Task Subtotal Hours	**0**	**11**	**0**	**26**	**0**	**0**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**0**	**49**
	Task Subtotal Fee	**$0**	**$2,719**	**$0**	**$4,419**	**$0**	**$0**	**$1,071**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$433**	**$0**	**$8,642**
R	**Expenses**																
	Printing																$800
	Mileage																$200
	Task Subtotal Fee																**$1,000**
	TOTAL HOURS	**7**	**149**	**36**	**314**	**0**	**92**	**156**	**12**	**65**	**2**	**45**	**0**	**0**	**39**	**0**	**917**
	TOTAL FEE	**$1,911**	**$36,833**	**$7,231**	**$53,364**	**$0**	**$14,214**	**$20,888**	**$2,719**	**$9,038**	**$278**	**$7,416**	**$0**	**$0**	**$4,218**	**$0**	**$159,110**

MCCANN ADAMS STUDIO

		PRINCIPAL	PROJ MGR	CAD	TOTAL
	2022 TIRZ RATES - DRAFT	**$200**	**$100**	**$80**	
A	**Project Management**				
	A. Coordination with City	30	15		45
	B. Invoicing and Schedule Updates				0
	C. Subconsultant Coordination, Deliverables Review and Invoices				0
	D.Quality Assurance / Quality Control				0
	Task Subtotal Hours	**30**	**15**	**0**	**45**
	Task Subtotal Fee	**$6,000**	**$1,500**	**$0**	**$7,500**
B	**Roadway Design**				
	Task Subtotal Hours	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
C	**Drainage Design**				
	Task Subtotal Hours	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
D	**Signing and Pavement Marking**				
	Task Subtotal Hours	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
E	**Traffic Calming**				
	Task Subtotal Hours	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
F	**Traffic Control Plans**				
	Task Subtotal Hours	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
G	**Illumination**				
	Task Subtotal Hours	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
J	**Environmental**				
	Task Subtotal Hours	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
K	**Public Outreach**				
	Develop materials, messaging and exhibits for property owner meetings (up to 6)	8	16	16	40
	Summarize documentation and feedback received during property owner meetings and develop meeting summaries (up to 6).				0
	Provide messaging and graphics support developing powerpoint presentations for stakeholder and board member updates (up to 3)				0
	Task Subtotal Hours	**8**	**16**	**16**	**40**
	Task Subtotal Fee	**$1,600**	**$1,600**	**$1,280**	**$4,480**

L	**Right-of-Way Surveying**					
		Task Subtotal Hours	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
M	**Landscape, Streetscape Design, and Urban Design**					
	30% Plans		40	40	80	160
		Task Subtotal Hours	***40***	***40***	***80***	***160***
		30% Subtotal Fee	***$8,000***	***$4,000***	***$6,400***	***$18,400***
	60% Plans		40	60	80	180
		Task Subtotal Hours	***40***	***60***	***80***	***180***
		60% Subtotal Fee	***$8,000***	***$6,000***	***$6,400***	***$20,400***
	90% Plans		20	60	80	160
		Task Subtotal Hours	***20***	***60***	***80***	***160***
		90% Subtotal Fee	***$4,000***	***$6,000***	***$6,400***	***$16,400***
	100% Plans		10	40	50	100
		Task Subtotal Hours	***10***	***40***	***50***	***100***
		100% Subtotal Fee	***$2,000***	***$4,000***	***$4,000***	***$10,000***
		Task Subtotal Hours	**110**	**200**	**290**	**600**
		Task Subtotal Fee	**$22,000**	**$20,000**	**$23,200**	**$65,200**
N	**Geotechnical Engineering and Pavement Design**					
		Task Subtotal Hours	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
O	**PS&E Preparation**					
		Task Subtotal Hours	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
P	**Bid Phase Services**					
	Prepare Bid Manual		1	3		4
	Prepare for and attend Pre Bid Meeting					0
	Prepare and Distribute Addendum		1	3		4
	Prepare Bid Tab and Letter of Recommendation					0
		Task Subtotal Hours	**2**	**6**	**0**	**8**
		Task Subtotal Fee	**$400**	**$600**	**$0**	**$1,000**
Q	**Construction Phase Services**					
	Pre-Construction Meeting		1	3		4
	Review of Contractor Submittals		1	3		4
	Construction Site Visits		1	3		4
	Requests for Information		1	3		4
	Final Walk-Through / Punch List		1	3		4
	As-Built Plans		1	3		4
	Project Management					0
		Task Subtotal Hours	**6**	**18**	**0**	**24**
		Task Subtotal Fee	**$1,200**	**$1,800**	**$0**	**$3,000**
R	**Expenses**					**$1,000**
	Printing					
	Mileage					
		Task Subtotal Fee				**$1,000**
		TOTAL HOURS	**156**	**255**	**306**	**717**
		TOTAL FEE	**$31,200**	**$25,500**	**$24,480**	**$82,180**

HVJ Associates

Ms. Ms. Leslie, Pollack, P.E., PTOE
AG21 10392
November 24, 2021 *(Revised December 21 and December 22, 2021)*

Geotechnical Investigation					
Old Fitzhugh Road (Revised Decemeber 22, 2021)					
HDR					
HVJ Proposal No. AG 19 10392					
TABLE I					
GEOTECHNICAL INVESTIGATION BREAKDOWN					
Field Investigation					
1.1 Rig Mobilization (maximum of one per project assignment)	1	@	$600.00	Per ea	$600.00
1.3.1 Soil Drilling 0' to 25' depth (includes back-filling)	70	@	$25.00	Per ft	$1,750.00
1.3.5 Shelby Tube (Thin Wall/3") (ASTM D 1587)	35	@	$30.90	Per ea	$1,081.50
Backfilling- Bentonite	70	@	$8.00	Per ea	$560.00
1.8 Support Truck	3	@	$150.00	Per day	$450.00
				Sub Total	**$4,441.50**
Laboratory Testing - Standard					
2.1 Moisture Content	10	@	$25.00	Per ea	$250.00
2.3 Atterberg Limits (Liquid and Plastic Limits) (ASTM D4318), each	10	@	$85.00	Per ea	$850.00
2.5 Percent Passing No. 200 Sieve (ASTM D 422; Tex-110-E)	10	@	$60.00	Per ea	$600.00
2.10 Moisture Density Relationship	1	@	$280.00	Per ea	$280.00
2.40 CBR of Laboratory-Compacted Soils (ASTM D 1883)(includes 3 points)	1	@	$500.00	Per ea	$500.00
3.1.2 Soluble Sulfate (Tex-145-E)	3	@	$65.00	Per ea	$195.00
				Sub Total	**$2,675.00**
Infiltration Testing					
Staff Engineer	16	@	$105.00	/hr	$1,680.00
Engineering Technician	10	@	$75.00	/hr	$750.00
Equipment Rental	1	@	$200.00	per day	$200.00
				Sub Total	**$2,630.00**
Geotechnical Field Work and Investigation Report					
Principal - Muhammad Mustafa	1	@	$275.00	/hr	$275.00
Geotechnical Engineering Manager - Jason Schwarz	4	@	$235.00	/hr	$940.00
Project Engineer	9	@	$150.00	/hr	$1,350.00
Staff Engineer	28	@	$105.00	/hr	$2,940.00
Engineering Technician	6	@	$60.00	/hr	$360.00
				Sub-Total	**$5,865.00**
				Grand Total	**$15,611.50**

Exhibit C-1

OLD FITZHUGH ROAD PSE

Old Fitzhugh Road PS&E - Additional Services 1

	Summary		HDR	Doucet	MAS	HVJ	TOTAL
A	**Project Management**						
		Hours	44	34	20	0	**98**
		Fee	$9,400	$6,829	$3,480	$0	**$19,709**
B	**Roadway Design**						
		Hours	84	0	0	0	**84**
		Fee	$11,280	$0	$0	$0	**$11,280**
C	**Drainage Design**						
		Hours	0	262	0	0	**262**
		Fee	$0	$42,858	$0	$0	**$42,858**
D	**Signing and Pavement Marking**						
		Hours	0	0	0	0	**0**
		Fee	$0	$0	$0	$0	**$0**
E	**Traffic Calming**						
		Hours	0	0	0	0	**0**
		Fee	$0	$0	$0	$0	**$0**
F	**Traffic Control Plans**						
		Hours	26	0	0	0	**26**
		Fee	$3,130	$0	$0	$0	**$3,130**
G	**Illumination**						
		Hours	454	0	0	0	**454**
		Fee	$76,480	$0	$0	$0	**$76,480**
H	**Erosion Control and SW3P Narrative**						
		Hours	0	0	0	0	**0**
		Fee	$0	$0	$0	$0	**$0**
I	**Utility Coordination**						
		Hours	0	0	0	0	**0**
		Fee	$0	$0	$0	$0	**$0**
J	**Environmental**						
		Hours	0	0	0	0	**0**
		Fee	$0	$0	$0	$0	**$0**
K	**Public Outreach**						
		Hours	0	8	0	0	**8**
		Fee	$0	$865	$0	$0	**$865**
L	**Right-of-Way Surveying**						
		Hours	0	74	0	0	**74**
		Fee	$0	$12,515	$0	$0	**$12,515**
M	**Landscape, Streetscape Design, and Urban Design**						
		Hours	0	0	42	0	**42**
		Fee	$0	$0	$5,160	$0	**$5,160**
N	**Geotechnical Engineering and Pavement Design**						
		Hours	0	0	0	0	**0**
		Fee	$0	$0	$0	$0	**$0**
O	**PS&E Preparation**						
		Hours	0	0	0	0	**0**
		Fee	$0	$0	$0	$0	**$0**
P	**Bid Phase Services**						
		Hours	0	0	32	0	**32**
		Fee	$0	$0	$3,960	$0	**$3,960**
Q	**Construction Phase Services**						
		Hours	0	0	45	0	**45**
		Fee	$0	$0	$7,390	$0	**$7,390**
R	**Expenses**						
		Fee	$0	$0	$4,800	$0	**$4,800**
		TOTAL HOURS	**608**	**378**	**62**	**0**	**1048**
		TOTAL FEE	**$100,290**	**$63,067**	**$24,790**	**$0**	**$188,147**

Old Fitzhugh Road PS&E - Additional Services 1

	Summary by Phase	HDR	Doucet	MAS	HVJ	TOTAL
	30 Percent Design Plans					
A	**Project Management**	0 $0	0 $0	0 $0	0 $0	0 $0
B	**Roadway Design**	0 $0	0 $0	0 $0	0 $0	0 $0
C	**Drainage Design**	0 $0	56 $9,322	0 $0	0 $0	56 $9,322
D	**Signing and Pavement Marking**	0 $0	0 $0	0 $0	0 $0	0 $0
E	**Traffic Calming**					
F	**Traffic Control Plans**					
G	**Illumination**	0 $0	0 $0	0 $0	0 $0	0 $0
H	**Erosion Control and SW3P Narrative**					
I	**Utility Coordination**	0 $0	0 $0	0 $0	0 $0	0 $0
J	**Environmental**	0 $0	0 $0	0 $0	0 $0	0 $0
K	**Public Outreach**					
L	**Right-of-Way Surveying**	0 $0	74 $12,515	0 $0	0 $0	74 $12,515
M	**Landscape, Streetscape Design, and Urban Design**	0 $0	0 $0	0 $0	0 $0	0 $0
N	**Geotechnical Engineering and Pavement Design**					
O	**PS&E Preparation**	0 $0	0 $0	0 $0	0 $0	0 $0
P	**Bid Phase Services**					
Q	**Construction Phase Services**					
R	**Expenses**	$0	$0	$0	$0	$0
	Total Hours	**0**	**130**	**0**	**0**	**130**
	Total Fee	**$0**	**$21,836**	**$0**	**$0**	**$21,836**

	60 Percent Design Plans					
A	**Project Management**	0 $0	17 $3,414	0 $0	0 $0	29.4 $5,913
B	**Roadway Design**	0 $0	0 $0	0 $0	0 $0	0 $0
C	**Drainage Design**	0 $0	124 $20,765	0 $0	0 $0	124 $20,765
D	**Signing and Pavement Marking**	0 $0	0 $0	0 $0	0 $0	0 $0
E	**Traffic Calming**	0 $0	0 $0	0 $0	0 $0	0 $0
F	**Traffic Control Plans**	0 $0	0 $0	0 $0	0 $0	0 $0
G	**Illumination**	211 $34,810	0 $0	0 $0	0 $0	211 $34,810
H	**Erosion Control and SW3P Narrative**	0 $0	0 $0	0 $0	0 $0	0 $0
I	**Utility Coordination**	0 $0	0 $0	0 $0	0 $0	0 $0
J	**Environmental**	0 $0	0 $0	0 $0	0 $0	0 $0
K	**Public Outreach**	0 $0	8 $865	0 $0	0 $0	8 $865
L	**Right-of-Way Surveying**					
M	**Landscape, Streetscape Design, and Urban Design**	0 $0	0 $0	0 $0	0 $0	0 $0
N	**Geotechnical Engineering and Pavement Design**	0 $0	0 $0	0 $0	0 $0	0 $0
O	**PS&E Preparation**	0 $0	0 $0	0 $0	0 $0	0 $0
P	**Bid Phase Services**					
Q	**Construction Phase Services**					
R	**Expenses**	$0	$0	$0	$0	$0
	Total Hours	**211**	**149**	**0**	**0**	**360**
	Total Fee	**$34,810**	**$25,044**	**$0**	**$0**	**$59,854**

	90 Percent Design Plans					
A	**Project Management**	26.4 $5,640	17 $3,414	12 $2,088	0 $0	29.4 $5,913
B	**Roadway Design**	64 $8,650	0 $0	0 $0	0 $0	64 $8,650
C	**Drainage Design**	0 $0	82 $12,772	0 $0	0 $0	82 $12,772
D	**Signing and Pavement Marking**	0 $0	0 $0	0 $0	0 $0	0 $0
E	**Traffic Calming**					
F	**Traffic Control Plans**	17 $2,045	0 $0	0 $0	0 $0	17 $2,045
G	**Illumination**	164 $28,250	0 $0	0 $0	0 $0	164 $28,250
H	**Erosion Control and SW3P Narrative**					
I	**Utility Coordination**					
J	**Environmental**					
K	**Public Outreach**					
L	**Right-of-Way Surveying**					
M	**Landscape, Streetscape Design, and Urban Design**	0 $0	0 $0	42 $5,160	0 $0	42 $5,160
N	**Geotechnical Engineering and Pavement Design**					
O	**PS&E Preparation**	0 $0	0 $0	0 $0	0 $0	0 $0
P	**Bid Phase Services**					
Q	**Construction Phase Services**					
R	**Expenses**	$0	$0	$4,800	$0	$4,800
	Total Hours	**271**	**99**	**54**	**0**	**424**
	Total Fee	**$44,585**	**$16,186**	**$12,048**	**$0**	**$72,819**

	100 Percent Design Plans					
A	**Project Management**	18 $3,760	0 $0	8 $1,392	0 $0	10 $1,971
B	**Roadway Design**	20 $2,630	0 $0	0 $0	0 $0	20 $2,630
C	**Drainage Design**	0 $0	0 $0	0 $0	0 $0	0 $0
D	**Signing and Pavement Marking**	0 $0	0 $0	0 $0	0 $0	0 $0
E	**Traffic Calming**					
F	**Traffic Control Plans**	9 $1,085	0 $0	0 $0	0 $0	9 $1,085
G	**Illumination**	79 $13,420	0 $0	0 $0	0 $0	79 $13,420
H	**Erosion Control and SW3P Narrative**					
I	**Utility Coordination**					
J	**Environmental**					
K	**Public Outreach**					
L	**Right-of-Way Surveying**					
M	**Landscape, Streetscape Design, and Urban Design**	0 $0	0 $0	0 $0	0 $0	0 $0
N	**Geotechnical Engineering and Pavement Design**					
O	**PS&E Preparation**	0 $0	0 $0	0 $0	0 $0	0 $0
P	**Bid Phase Services**					
Q	**Construction Phase Services**					
R	**Expenses**	$0	$0	$0	$0	$0
	Total Hours	**126**	**0**	**8**	**0**	**134**
	Total Fee	**$20,895**	**$0**	**$1,392**	**$0**	**$22,287**
	Bid and Construction Phase					
P	**Bid Phase Services**	0 $0	0 $0	32 $3,960	0 $0	32 $3,960
Q	**Construction Phase Services**	0 $0	0 $0	45 $7,390	0 $0	45 $7,390
R	**Expenses**	$0	$0	$0	$0	$0
	Total Hours	**0**	**0**	**77**	**0**	**77**
	Total Fee	**$0**	**$0**	**$11,350**	**$0**	**$11,350**
	Grand Total Hours	**608**	**378**	**139**	**0**	**1,125**
	Grand Total Fee	**$100,290**	**$63,067**	**$24,790**	**$0**	**$188,147**

Old Fitzhugh Road PS&E - Additional Services 1

	Detailled Summary		HDR	Doucet	MAS	HVJ	TOTAL
A	**Project Management**						
		Hours	**44**	**34**	**20**	**0**	**98**
		Fee	**$9,400**	**$6,829**	**$3,480**	**$0**	**$19,709**
B	**Roadway Design**						
		90% Hours	64	0	0	0	64
		90% Fee	$8,650	$0	$0	$0	$8,650
		100% Hours	20	0	0	0	20
		100% Fee	$2,630	$0	$0	$0	$2,630
		Total Hours	**84**	**0**	**0**	**0**	**84**
		Total Fee	**$11,280**	**$0**	**$0**	**$0**	**$11,280**
C	**Drainage Design**						
		30% Hours	0	56	0	0	56
		30% Fee	$0	$9,322	$0	$0	$9,322
		60% Hours	0	124	0	0	124
		60% Fee	$0	$20,765	$0	$0	$20,765
		90% Hours	0	82	0	0	82
		90% Fee	$0	$12,772	$0	$0	$12,772
		100% Hours	0	0	0	0	0
		100% Fee	$0	$0	$0	$0	$0
		Total Hours	**0**	**262**	**0**	**0**	**262**
		Total Fee	**$0**	**$42,858**	**$0**	**$0**	**$42,858**
D	**Signing and Pavement Marking**						
		Total Hours	**0**	**0**	**0**	**0**	**0**
		Total Fee	**$0**	**$0**	**$0**	**$0**	**$0**
E	**Traffic Calming**						
		Hours	**0**	**0**	**0**	**0**	**0**
		Fee	**$0**	**$0**	**$0**	**$0**	**$0**
F	**Traffic Control Plans**						
		90% Hours	17	0	0	0	17
		90% Fee	$2,045	$0	$0	$0	$2,045
		100% Hours	9	0	0	0	9
		100% Fee	$1,085	$0	$0	$0	$1,085
		Hours	**26**	**0**	**0**	**0**	**26**
		Fee	**$3,130**	**$0**	**$0**	**$0**	**$3,130**
G	**Illumination**						
		60% Hours	211	0	0	0	211
		60% Fee	$34,810	$0	$0	$0	$34,810
		90% Hours	164	0	0	0	164
		90% Fee	$28,250	$0	$0	$0	$28,250
		100% Hours	79	0	0	0	79
		100% Fee	$13,420	$0	$0	$0	$13,420
		Total Hours	**454**	**0**	**0**	**0**	**454**
		Total Fee	**$76,480**	**$0**	**$0**	**$0**	**$76,480**
H	**Erosion Control and SW3P Narrative**						
		Hours	**0**	**0**	**0**	**0**	**0**
		Fee	**$0**	**$0**	**$0**	**$0**	**$0**
I	**Utility Coordination**						
		Hours	**0**	**0**	**0**	**0**	**0**
		Fee	**$0**	**$0**	**$0**	**$0**	**$0**
J	**Environmental**						
		Hours	**0**	**0**	**0**	**0**	**0**
		Fee	**$0**	**$0**	**$0**	**$0**	**$0**
K	**Public Outreach**						
		Hours	**0**	**8**	**0**	**0**	**8**
		Fee	**$0**	**$865**	**$0**	**$0**	**$865**

L	**Right-of-Way Surveying**						
		Hours	**0**	**74**	**0**	**0**	**74**
		Fee	**$0**	**$12,515**	**$0**	**$0**	**$12,515**
M	**Landscape, Streetscape Design, and Urban Design**						
		90% Hours	0	0	42	0	42
		90% Fee	$0	$0	$5,160	$0	$5,160
		100% Hours	0	0	0	0	0
		100% Fee	$0	$0	$0	$0	$0
		Total Hours	**0**	**0**	**42**	**0**	**42**
		Total Fee	**$0**	**$0**	**$5,160**	**$0**	**$5,160**
N	**Geotechnical Engineering and Pavement Design**						
		Hours	**0**	**0**	**0**	**0**	**0**
		Fee	**$0**	**$0**	**$0**	**$0**	**$0**
O	**PS&E Preparation**						
		Total Hours	**0**	**0**	**0**	**0**	**0**
		Total Fee	**$0**	**$0**	**$0**	**$0**	**$0**
P	**Bid Phase Services**						
		Total Hours	**0**	**0**	**32**	**0**	**32**
		Total Fee	**$0**	**$0**	**$3,960**	**$0**	**$3,960**
Q	**Construction Phase Services**						
		Total Hours	**0**	**0**	**45**	**0**	**45**
		Total Fee	**$0**	**$0**	**$7,390**	**$0**	**$7,390**
R	**Expenses**						
		Fee	**$0**	**$0**	**$4,800**	**$0**	**$4,800**
		TOTAL HOURS	**608**	**378**	**139**	**0**	**1,125**
		TOTAL FEE	**$100,290**	**$63,067**	**$24,790**	**$0**	**$188,147**

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HDR Engineering, Inc.

		Proj Principal	Proj Manager	QC Manager	Sr. Light Engr	Sr. Engr	Proj Engr	EIT	Se. Utility Engr	Sr. Utility Coordinator	Utility Coordinator	Sr. Real Estate Lead	Sr. Real Estate Spec	Real Estate Spec	Sr. Env Lead	Sr. Env. Scientist	Env Scientist	Public Involvement Manager	Public Involvement Coordinator	Graphic Designer I	GIS Analyst	Sr. CADD Tech	CADD Tech	Arch/Historian	Admin Asst	TOTAL
2022 TIRZ RATES w 2023 Escalation		**$310**	**$260**	**$250**	**$250**	**$240**	**$175**	**$125**	**$250**	**$220**	**$160**	**$300**	**$150**	**$120**	**$200**	**$150**	**$115**	**$130**	**$125**	**$105**	**$130**	**$150**	**$115**	**$95**	**$95**	
A	**Project Management**																									
	A. Coordination with City		12																							12
	B. Invoicing and Schedule Updates																								8	8
	C. Subconsultant Coordination, Deliverables Review and Invoices		8																						4	12
	D.Quality Assurance / Quality Control		6	6																						12
	Task Subtotal Hours	**0**	**26**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**12**	**44**
	Task Subtotal Fee	**$0**	**$6,760**	**$1,500**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,140**	**$9,400**
B	**Roadway Design**																									
	90% Plans																									
	A. Title Sheet and Index of Sheets																									0
	B.Typical Sections																									0
	C.Project Layout																						2			2
	D.Horizontal Alignment Data Sheets:						8																2			10
	E.Roadway Plan & Profile					2	2	8															8			20
	F.Intersection Layouts - Cross Streets						2	4															4			10
	G.Driveway Plan & Profiles																									0
	H.Removal Layouts							4															4			8
	I.Pedestrian and Bicycle Facilities						2	4															8			14
	J.Roadway Cross Sections																									0
	K.Miscellaneous Detail Sheets																									0
	L.Quantity Summary Sheets																									0
	M.Standards Selection																									0
	N. 90% Final PSE Submittal QC and Prepare																									0
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**2**	**14**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**28**	**0**	**0**	**64**
	90% Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$480**	**$2,450**	**$2,500**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,220**	**$0**	**$0**	**$8,650**
	100% Plans																									
	A. Title Sheet and Index of Sheets																									0
	B.Typical Sections																									0
	C.Project Layout																									0
	D.Horizontal Alignment Data Sheets:																									0
	E.Roadway Plan & Profile					2		4																		6
	F.Intersection Layouts - Cross Streets							4															2			6
	G.Driveway Plan & Profiles																									0
	H.Removal Layouts																									0
	I.Pedestrian and Bicycle Facilities																						4			4
	J.Roadway Cross Sections																						4			4
	K.Miscellaneous Detail Sheets																									0
	L.Quantity Summary Sheets																									0
	M.Standards Selection																									0
	N. Final PSE Submittal QC and Prepare																									0
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**2**	**0**	**8**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**10**	**0**	**0**	**20**
	100% Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$480**	**$0**	**$1,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,150**	**$0**	**$0**	**$2,630**
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**4**	**14**	**28**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**38**	**0**	**0**	**84**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$960**	**$2,450**	**$3,500**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**0**	**$0**	**$4,370**	**$0**	**$0**	**$11,280**
C	**Drainage Design**																									
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
D	**Signing and Pavement Marking**																									
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
E	**Traffic Calming**																									
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

City of Dripping Springs
Professional Services Agreement Amendment 2

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F	**Traffic Control Plans**																								
	90% Plans																								
	A. Overall Phasing Plan																								0
	B. Traffic Control Narrative							1																	1
	C. Traffic Control Phasing Layouts							8														8			16
	D. Standard Selection																								0
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**9**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**8**	**0**	**0**	**17**
	90% Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,125**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$920**	**$0**	**$0**	**$2,045**
	100% Plans																								
	A. Overall Phasing Plan																								0
	B. Traffic Control Narrative							1																	1
	C. Traffic Control Phasing Layouts							4														4			8
	D. Standard Selection																								0
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**5**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**0**	**0**	**9**
	100% Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$625**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$460**	**$0**	**$0**	**$1,085**
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**14**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**12**	**0**	**0**	**26**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,750**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$1,380**	**$0**	**$0**	**$3,130**
G	**Illumination**																								
	60% Plans																								
	Perform Google Earth Site Survey and Analysis						4																		4
	Utility Power Company Coordination						8																		8
	Photometrics Analysis				2		24															12			38
	Overcurrent Protection and Voltage Drop Analysis				2		8																		10
	Electrical Service Load Analysis				2		8															4			14
	Illumination Summary & General Notes				2		8															4			14
	Illumination Removal Layouts				2		12															8			22
	Illumination Layouts				4		24															12			40
	Illumination Details				2		8															8			18
	Illumination Schematic				2		8															8			18
	City and/or TxDOT Standards & Specifications				2		8															6			16
	Cost Estimate				1		2																		3
	QAQC				2		2															1			5
	Review Comment Responses																					1			1
	Attend Review Meetings																								0
	Task Subtotal Hours	**0**	**0**	**0**	**23**	**0**	**124**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**64**	**0**	**0**	**211**
	60% Subtotal Fee	**$0**	**$0**	**$0**	**$5,750**	**$0**	**$21,700**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$7,360**	**$0**	**$0**	**$34,810**
	90% Plans																								
	Utility Power Company Coordination				2		4																		6
	Photometrics Analysis				2		16															8			26
	Overcurrent Protection and Voltage Drop Analysis				2		6																		8
	Electrical Service Load Analysis				2		6															3			11
	Illumination Summary & General Notes				2		4															3			9
	Illumination Removal Layouts				2		8															2			12
	Illumination Layouts				2		24															12			38
	Illumination Details				2		8															4			14
	Illumination Schematic				2		8															4			14
	City and/or TxDOT Standards & Specifications				2		6															2			10
	Cost Estimate				1		2																		3
	QAQC				2		2															1			5
	Review Comment Responses				2		2															1			5
	Attend Review Meetings				1		2																		3
	Task Subtotal Hours	**0**	**0**	**0**	**26**	**0**	**98**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**40**	**0**	**0**	**164**
	90% Subtotal Fee	**$0**	**$0**	**$0**	**$6,500**	**$0**	**$17,150**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,600**	**$0**	**$0**	**$28,250**
	100% Plans																								
	Utility Power Company Coordination																					3			3
	Photometrics Analysis				1		6																		7
	Overcurrent Protection and Voltage Drop Analysis				1		2															2			5
	Electrical Service Load Analysis				1		2															2			5
	Illumination Summary & General Notes				1		2															2			5
	Illumination Removal Layouts				1		2															6			9
	Illumination Layouts				1		12															2			15
	Illumination Details				1		4															2			7
	Illumination Schematic				1		4															2			7
	City and/or TxDOT Standards & Specifications				1		2																		3
	Cost Estimate				1		1																		2
	QAQC				1		2															1			4
	Review Comment Responses				1		2															1			4
	Attend Review Meetings				1		2																		3
	Task Subtotal Hours	**0**	**0**	**0**	**13**	**0**	**43**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**23**	**0**	**0**	**79**
	100% Subtotal Fee	**$0**	**$0**	**$0**	**$3,250**	**$0**	**$7,525**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$2,645**	**$0**	**$0**	**$13,420**
																									0
	Task Subtotal Hours	**0**	**0**	**0**	**62**	**0**	**265**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**127**	**0**	**0**	**454**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$15,500**	**$0**	**$46,375**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$14,605**	**$0**	**$0**	**$76,480**

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H	**Erosion Control and SW3P Narrative**																									
		Task Subtotal Hours	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Task Subtotal Fee	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Utility Coordination																									
		Task Subtotal Hours	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Task Subtotal Fee	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Environmental																									
		Task Subtotal Hours	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Task Subtotal Fee	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
J	**Public Outreach**																									
		Task Subtotal Hours	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Task Subtotal Fee	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
L	**Right-of-Way Surveying**																									
		Task Subtotal Hours	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Task Subtotal Fee	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
M	**Landscape, Streetscape Design, and Urban Design**																									
		Task Subtotal Hours	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Task Subtotal Fee	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
N	**Geotechnical Engineering and Pavement Design**																									
		Task Subtotal Hours	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Task Subtotal Fee	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
O	**PS&E Preparation**																									
		Task Subtotal Hours	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Task Subtotal Fee	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
P	**Bid Phase Services**																									
		Task Subtotal Hours	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Task Subtotal Fee	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Q	**Construction Phase Services**																									
		Task Subtotal Hours	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Task Subtotal Fee	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
R	**Expenses**																									
	Printing																									
	Mileage																									
	TDLR Accessibility Review - Altura																									
		Task Subtotal Fee																								$0
		TOTAL HOURS	0	26	6	62	4	279	42	0	0	0	0	0	0	0	0	0	0	0	0	0	177	0	12	608
		TOTAL FEE	$0	$6,760	$1,500	$15,500	$960	$48,825	$5,250	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$20,355	$0	$1,140	$100,290

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Professional Services Agreement Amendment 2

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Doucet & Associates

		Principal	Sr. PM	Senior Project Engineer	Project Engineer II	Engineer Associate II	Senior Civil Technician	Civil Technician	Survey Project Manager (RPLS)	Senior Survey Technician	GIS Specialist	Two-Person Field Crew	Three-Person Field Crew	Party Chief-Time Basis	Administrative Assistant	LiDAR Scanner	TOTAL
	2022 TIRZ RATES - w 2023 Escalation	**$273**	**$247**	**$201**	**$170**	**$139**	**$155**	**$134**	**$227**	**$139**	**$139**	**$165**	**$216**	**$118**	**$108**	**$108**	
A	**Project Management**																
	A. Coordination with City		4														4
	B. Invoicing and Schedule Updates		4												6		10
	C. Subconsultant Coordination, Deliverables Review and Invoices																0
	D.Quality Assurance / Quality Control		4	16													20
	Task Subtotal Hours	**0**	**12**	**16**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**	**0**	**34**
	Task Subtotal Fee	**$0**	**$2,966**	**$3,214**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$649**	**$0**	**$6,829**
B	**Roadway Design**																
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
C	**Drainage Design**																
	30% Plans																
	Data Collection and field work																0
	Hydrologic and Hydraulic design																0
	Storm Drain analyses and design, including outfall	1	4			8	4										17
	Storm Drain Hydrologic and Hydraulic Tables																0
	Storm Water Detention Analysis and Design					8	4										12
	Water Quality and Rain garden/bioretention design	1	6			16	4										27
	Plan Sheets for Drainage Design																0
	Stormwater Report																0
	Task Subtotal Hours	**2**	**10**	**0**	**0**	**32**	**12**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	***56***
	30% Subtotal Fee	***$546***	***$2,472***	***$0***	***$0***	***$4,450***	***$1,854***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$9,322***
	60% Plans																
	Hydrologic and Hydraulic design																0
	Storm Drain analyses and design, including outfall		8														8
	Storm Drain Hydrologic and Hydraulic Tables																0
	Storm Water Detention Analysis and Design																0
	Water Quality and Rain garden/bioretention design		12			40	60										112
	Plan Sheets for Drainage Design		4														4
	Stormwater Report																0
	Task Subtotal Hours	**0**	**24**	**0**	**0**	**40**	**60**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	***124***
	60% Subtotal Fee	***$0***	***$5,933***	***$0***	***$0***	***$5,562***	***$9,270***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$20,765***
	90% Plans																
	Hydrologic and Hydraulic design		2				8										10
	Storm Drain analyses and design, including outfall		8				24	40									72
	Storm Drain Hydrologic and Hydraulic Tables																0
	Storm Water Detention Analysis and Design																0
	Water Quality and Rain garden/bioretention design																0
	Plan Sheets for Drainage Design																0
	Stormwater Report																0
	Task Subtotal Hours	**0**	**10**	**0**	**0**	**0**	**32**	**40**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	***82***
	90% Subtotal Fee	***$0***	***$2,472***	***$0***	***$0***	***$0***	***$4,944***	***$5,356***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$12,772***
	100% Plans, Permitting, Bid Support, Specifications																
	Hydrologic and Hydraulic design																0
	Storm Drain analyses and design, including outfall																0
	Storm Drain Hydrologic and Hydraulic Tables																0
	Storm Water Detention Analysis and Design																0
	Water Quality and Rain garden/bioretention design																0
	Plan Sheets for Drainage Design																0
	Stormwater Report																0
	City of Dripping Springs Permitting/Coordination																0
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	***0***
	100% Subtotal Fee	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***
	Task Subtotal Hours	**2**	**44**	**0**	**0**	**72**	**104**	**40**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**262**
	Task Subtotal Fee	**$546**	**$10,877**	**$0**	**$0**	**$10,012**	**$16,068**	**$5,356**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$42,858**

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D	**Signing and Pavement Marking**																
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
E	**Traffic Calming**																
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
F	**Traffic Control Plans**																
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
G	**Illumination**																
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
H	**Erosion Control and SW3P Narrative**																
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
I	**Utility Coordination**																
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
J	**Environmental**																
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
K	**Public Outreach**																
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**8**	**0**	**8**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$865**	**$0**	**$865**
L	**Right-of-Way Surveying**																
	A.Right-of-Way Mapping Survey & R.O.E.								4	6		8					18
	B.Storm Drain (4) and Trail (2) Easement Descriptions Survey								4	8							12
	C.Right-of-Way Supplemental Topographic and Tree Survey & Control Survey								8	12		24					44
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**16**	**26**	**0**	**32**	**0**	**0**	**0**	**0**	**74**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,626**	**$3,615**	**$0**	**$5,274**	**$0**	**$0**	**$0**	**$0**	**$12,515**
M	**Landscape, Streetscape Design, and Urban Design**																
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
N	**Geotechnical Engineering and Pavement Design**																
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
P	**Bid Phase Services**																
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Q	**Construction Phase Services**																
	Task Subtotal Hours	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
R	**Expenses**																
	Printing																
	Mileage																
	Task Subtotal Fee																**$0**
	TOTAL HOURS	**2**	**56**	**16**	**0**	**72**	**104**	**40**	**16**	**26**	**0**	**32**	**0**	**0**	**14**	**0**	**378**
	TOTAL FEE	**$546**	**$13,843**	**$3,214**	**$0**	**$10,012**	**$16,068**	**$5,356**	**$3,626**	**$3,615**	**$0**	**$5,274**	**$0**	**$0**	**$1,514**	**$0**	**$63,067**

MCCANN ADAMS STUDIO

		PRINCIPAL	PROJ MGR	CAD	TOTAL
	2024 TIRZ RATES	**$240**	**$130**	**$90**	
A	**Project Management**				
	A. Coordination with City	4	4		8
	B. Invoicing and Schedule Updates	4	8		12
	C. Subconsultant Coordination, Deliverables Review and Invoices				0
	D.Quality Assurance / Quality Control				0
	Task Subtotal Hours	**8**	**12**	**0**	**20**
	Task Subtotal Fee	**$1,920**	**$1,560**	**$0**	**$3,480**
B	**Roadway Design**				
	Task Subtotal Hours	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
C	**Drainage Design**				
	Task Subtotal Hours	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
D	**Signing and Pavement Marking**				
	Task Subtotal Hours	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
E	**Traffic Calming**				
	Task Subtotal Hours	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
F	**Traffic Control Plans**				
	Task Subtotal Hours	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
G	**Illumination**				
	Task Subtotal Hours	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
J	**Environmental**				
	Task Subtotal Hours	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
K	**Public Outreach**				
	Task Subtotal Hours	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
L	**Right-of-Way Surveying**				
	Task Subtotal Hours	**0**	**0**	**0**	**0**
	Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
M	**Landscape, Streetscape Design, and Urban Design**				
	90% Plans	6	12	24	42
	Task Subtotal Hours	***6***	***12***	***24***	***42***
	90% Subtotal Fee	***$1,440***	***$1,560***	***$2,160***	***$5,160***
	100% Plans	0	0	0	0
	Task Subtotal Hours	***0***	***0***	***0***	***0***
	100% Subtotal Fee	***$0***	***$0***	***$0***	***$0***
	Task Subtotal Hours	**6**	**12**	**24**	**42**
	Task Subtotal Fee	**$1,440**	**$1,560**	**$2,160**	**$5,160**

N	**Geotechnical Engineering and Pavement Design**					
		Task Subtotal Hours	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
O	**PS&E Preparation**					
		Task Subtotal Hours	**0**	**0**	**0**	**0**
		Task Subtotal Fee	**$0**	**$0**	**$0**	**$0**
P	**Bid Phase Services**					
	Prepare Bid Manual		2	8	16	26
	Prepare for and attend Pre Bid Meeting		2	4		6
	Prepare and Distribute Addendum					0
	Prepare Bid Tab and Letter of Recommendation					0
		Task Subtotal Hours	**4**	**12**	**16**	**32**
		Task Subtotal Fee	**$960**	**$1,560**	**$1,440**	**$3,960**
Q	**Construction Phase Services**					
	Pre-Construction Meeting					0
	Review of Contractor Submittals		2	6		8
	Construction Site Visits		8	13		21
	Requests for Information		2	6		8
	Final Walk-Through / Punch List		2	6		8
	As-Built Plans					0
	Project Management					0
		Task Subtotal Hours	**14**	**31**	**0**	**45**
		Task Subtotal Fee	**$3,360**	**$4,030**	**$0**	**$7,390**
R	**Expenses**					
	Printing					
	Mileage					
	Irrigation Consultant					$4,800
		Task Subtotal Fee				**$4,800**
		TOTAL HOURS	**32**	**67**	**40**	**139**
		TOTAL FEE	**$7,680**	**$8,710**	**$3,600**	**$24,790**

EXHIBIT "D"

CITY OF DRIPPING SPRINGS CONTRACTOR INSURANCE REQUIREMENTS:

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

1. Name the City of Dripping Springs as additional named insured as to all applicable coverage.

2. Provide for at least ten (10) days prior written notice to the City of Dripping Springs for cancellation, non-renewal, or material change of the insurance.

3. Provide for a waiver of subrogation against the City of Dripping Springs for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance.

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

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

Type of Contract and Amount of Insurance:

- Statutory Workers Compensation insurance as required by state law.
- Commercial General Liability minimum limits of $500,000 per occurrence for bodily injury, personal injury, and property damage.
- Automobile Liability with a minimum of $500,000 Dollars combined single limit.
- Professional Services Professional Liability Insurance with a minimum of $1 Million Dollars per occurrence and $1 Million Dollars aggregate.

Exhibit E

Old Fitzhugh Road PSE

Task Name	Calendar Days	Start	End
Project Management	**1191**	**1-Feb-22**	**7-May-25**
Notice to Proceed	1	1-Feb-22	1-Feb-22
Progress Reports	1191	1-Feb-22	7-May-25
Invoices/Payment Requisitions	1191	1-Feb-22	7-May-25
Utility Coordination	**1184**	**8-Feb-22**	**7-May-25**
Deliverable - Utility Conflict Matrix		7-May-25	7-May-25
Environmental Documentation	**1184**	**8-Feb-22**	**7-May-25**
Environmental Analysis	224	1-Feb-22	13-Sep-22
TxDOT Environmental Clearance	843	15-Jan-23	7-May-25
Deliverable - Environmental Constraints Report		13-Sep-22	13-Sep-22
Deliverable - Categorical Exclusion		7-May-25	7-May-25
Public Outreach	**176**	**11-Oct-22**	**5-Apr-23**
Public Meeting Preparation	21	11-Oct-22	5-Apr-23
Property Owner Meetings	92	1-Nov-22	30-May-23
Dripping TIRZ Board Meeting	1	9-Jan-23	9-Jan-23
Historic Preservation Meeting	1	2-Feb-23	2-Feb-23
Planning and Zoning Commission	1	15-Feb-23	15-Feb-23
City Council	1	21-Feb-23	21-Feb-23
Transportation Committee	1	27-Feb-23	27-Feb-23
Public Meeting	1	7-Mar-23	7-Mar-23
Public Meeting Comment Period	30	7-Mar-23	5-Apr-23
Dripping TIRZ Board Meeting	1	12-Jun-23	12-Jun-23
Right-of-Way and Surveying	**440**	**2-Apr-22**	**16-Jun-23**
Deliverable - Survey Files		16-Jun-23	16-Jun-23
Geotechnical Engineering and Pavement Desig	**60**	**15-Jan-23**	**16-Mar-23**
Deliverable - Geotechnical Report		16-Mar-23	16-Mar-23
30% PS&E	**224**	**1-Feb-22**	**13-Sep-22**
Draft 30% Design	149	1-Feb-22	30-Jun-22
City Review of 30% Design	35	30-Jun-22	3-Aug-22
30% Design Review Meeting	1	29-Jul-22	29-Jul-22
Meeting to Discuss ROW and/or Easements	1	9-Aug-22	9-Aug-22
Address City Comments on 30% Design	40	4-Aug-22	13-Sep-22
Deliverable - 30% Design Plans and Estimates		13-Sep-22	13-Sep-22
60% PS&E	**437**	**25-Oct-22**	**5-Jan-24**
Draft 60% Design	306	25-Oct-22	27-Aug-23
City/TxDOT Review of 60% Design	45	28-Aug-23	11-Oct-23
60% Design Review Meeting	1	12-Oct-23	12-Oct-23
Address City/TxDOT Comments on 60% Design	85	13-Oct-23	5-Jan-24
Deliverable - 60% Design Plans and Estimates		5-Jan-24	5-Jan-24
Planning Activities (TxDOT TA Pedestriar	**319**	**18-Dec-23**	**1-Nov-24**
Project Award	90	18-Dec-23	16-Mar-24
LGPP Risk Assessment	31	18-Dec-23	17-Jan-24
Add Project to STIP	274	18-Dec-23	16-Sep-24
AFA Execution and Payment	182	18-Dec-23	16-Jun-24
Project Kick Off Meeting	1	1-Nov-24	1-Nov-24
Utility Coordination & Relocation	**478**	**15-Jan-24**	**7-May-25**
ROW Acquisition / Easement Acquisitio	**478**	**15-Jan-24**	**7-May-25**
90% PS&E	**195**	**15-Jan-24**	**28-Jul-24**
TxDOT Review of 60% Design	60	15-Jan-24	14-Mar-24
Draft 90% Design	89	15-Jan-24	13-Apr-24
City and TxDOT Review of 90% Design	45	14-Apr-24	28-May-24
90% Design Review Meeting	1	29-May-24	29-May-24
Address City/TxDOT comments on 90% Design	60	30-May-24	28-Jul-24
Deliverable - 90% Design Plans, Specifications, and Estimates		28-Jul-24	28-Jul-24
100% PS&E / RTL PS&E	**103**	**30-Jul-24**	**10-Nov-24**
Prepare Final 100% Design	45	29-Jul-24	11-Sep-24
City/TxDOT Review of 100% Design	30	11-Sep-24	10-Oct-24
90% Design Review Meeting	1	11-Oct-24	11-Oct-24
Address City/TxDOT comments on 100% Design	30	12-Oct-24	10-Nov-24
Deliverable - 100% Design Plans, Specifications, and Estimates		10-Nov-24	10-Nov-24
Ready to Let	**100**	**7-May-25**	**15-Aug-25**
Let	**1**	**15-Aug-25**	**15-Aug-25**
Bid Phase Services	**42**	**7-May-25**	**18-Jun-25**
Prepare Bid Package	14	7-May-25	20-May-25
Bid Phase Services	30	20-May-25	18-Jun-25
Deliverable - Bid Package		21-May-25	20-May-25
Construction	**500**	**13-Oct-25**	**25-Feb-27**
Preconstruction Meeting	1	13-Oct-25	13-Oct-25
Roadway Construction	501	13-Oct-25	25-Feb-27

RISK ITEMS
KEY DATES

Boundless Playground

Exhibit E-1

Old Fitzhugh Road PSE

Task Name	Calendar Days	Start	End
Project Management	**1191**	**1-Feb-22**	**7-May-25**
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Transportation Committee	1	27-Feb-23	27-Feb-23
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Draft 90% Design	89	15-Jan-24	13-Apr-24
City and TxDOT Review of 90% Design	45	14-Apr-24	28-May-24
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Preconstruction Meeting	1	13-Oct-25	13-Oct-25
Roadway Construction	501	13-Oct-25	25-Feb-27

RISK ITEMS
KEY DATES

Procurement Version

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

RECEIVED
By City of Dripping Springs at 1:07 pm, Mar 08, 2024

1 **Name of vendor who has a business relationship with local governmental entity.**

HDR Engineering, Inc. - No Conflict

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

N/A
Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☐ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

Signature of vendor doing business with the governmental entity

03/04/2024
Date

CERTIFICATE OF INTERESTED PARTIES

FORM 12

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2024-1130026

Date Filed:
02/29/2024

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
HDR Engineering, Inc.
Austin, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
City of Dripping Springs

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
TIRZ Engineering Services 1&2
Professional Engineering Services

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Meysenburg, Galen	Omaha, NE United States	X	
LeCureux, David	Omaha, NE United States	X	
Henderson, John	Omaha, NE United States	X	
McLaughlin, Thomas	White Plains, NY United States	X	
HDR, Inc.	Omaha, NE United States	X	
Keen, Eric	Omaha, NE United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is Mark D. Borenstein, and my date of birth is 09/06/72.

My address is 710 Hesters Crossing, Suite 150 (street), Round Rock (city), TX (state), 78681 (zip code), USA (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Williamson County, State of Texas, on the 29th day of February (month), 2024 (year).

Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 12

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2024-1130026

Date Filed:
02/29/2024

Date Acknowledged:
03/08/2024

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

HDR Engineering, Inc.
Austin, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Dripping Springs

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

TIRZ Engineering Services 1&2
Professional Engineering Services

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Meysenburg, Galen	Omaha, NE United States	X	
LeCureux, David	Omaha, NE United States	X	
Henderson, John	Omaha, NE United States	X	
McLaughlin, Thomas	White Plains, NY United States	X	
HDR, Inc.	Omaha, NE United States	X	
Keen, Eric	Omaha, NE United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

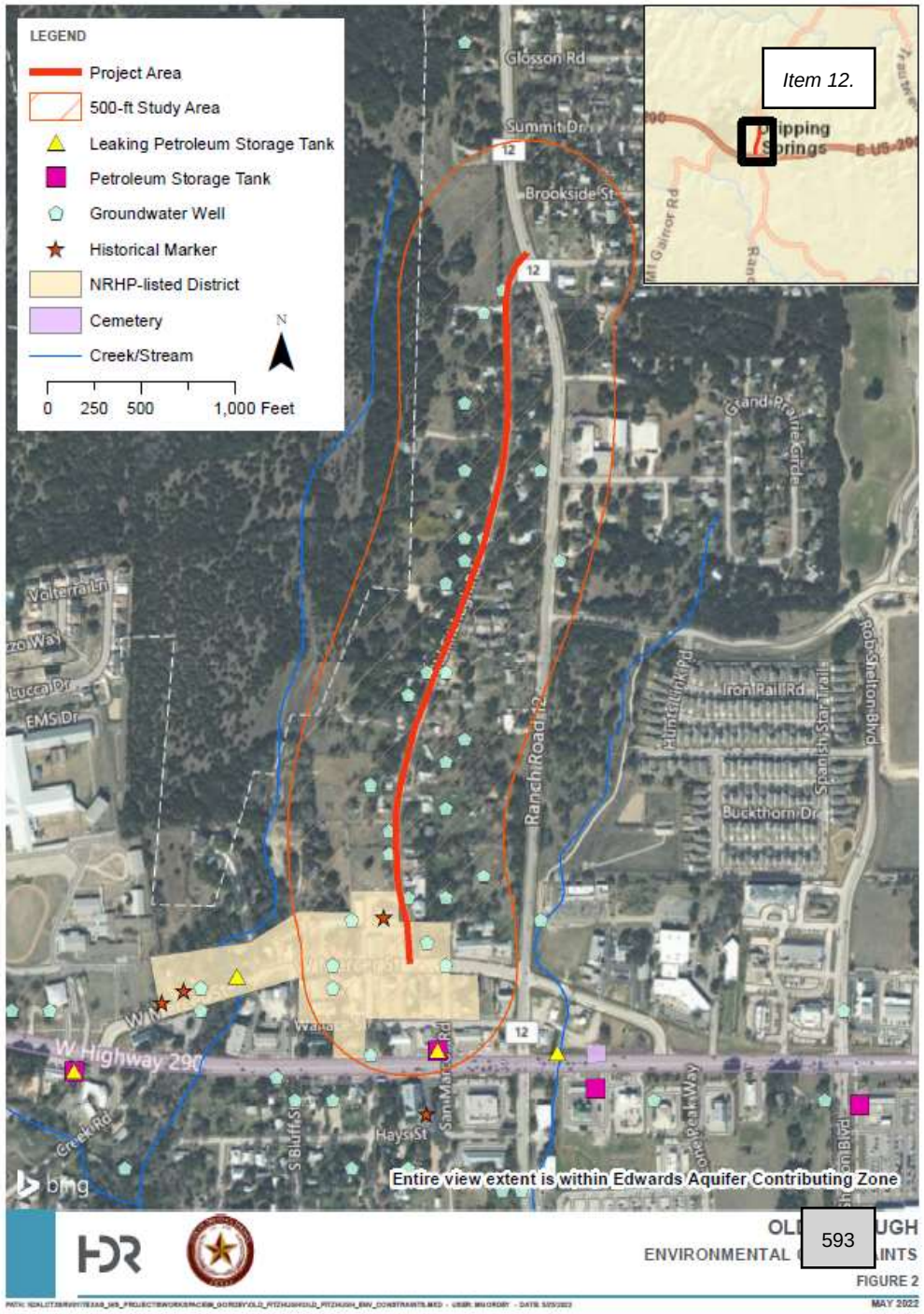
Executed in _____County, State of _____, on the _____day of _____, 20_____.
(month) (year)

_____
Signature of authorized agent of contracting business entity
(Declarant)

Old Fitzhugh Road

Design Progress

- 90% > 100% PSE's Plans Progressing
  - TxDOT Comments received 05/01/25
- Project Needs:
  - City Support- ROW closings & remaining Drainage Easement negotiations (1)
  - City Support – Spectrum Relocations
- Project Challenges & Resolutions:
  - DSWS – Funding Agreement reached
  - DSWS Design plans – delivered on time
  - Utility Coordination / Relocations ongoing (March > August)



Old Fitzhugh Road

Design Progress

- TxDOT Issues & Implications:
  - “Let Date” pushed to May ‘26 (schedule)
  - TXDOT Plan Reviews delayed; 2nd plan review added prior to “Ready to Let”
  - TXDOT extra paperwork / documentation
- Property Owner Coordination
  - ROW Acquisition:
    - Weichert – agreement inked / closing April
    - Carter – agreement inked / closing April
  - Drainage Easements:
    - 215 Old Fitz - complete
    - Hungry Wolf – in negotiation
    - Magee Holdings – complete / closed 4/10 / recorded
- Hays County POSAC
  - City / County ILA Draft Agreement > County Atty
  - Project Funding Apportionment: POSAC vs. TXDOT TA Grants

DRIPPING SPRINGS
Texas

Project Schedule

Old Fitzhugh Project Schedule

- TXDOT ”Let Date” >>> May 2026
- Possible to Accelerate Schedule

Submission	Current City / TIRZ Schedule	Previous TxDOT Schedule	Extended TxDOT Schedule	Planned Schedule Goals & Dates	Notes
	Schedule approved with City and presented to TIRZ Board	TxDOT 2025 Letting Schedule	TxDOT Adjusted 2026 Letting Schedule	Accelerated ahead of 2026 Letting Schedule	
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	May 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.
100% PS&E Submission	April 2025	April 2025	December 2025	July 2025	
Ready to Let PS&E Submission	May 2025	May 2025	February 2026	September 2025	Includes buffer for utility relocations to be completed.
Let Date	August 2025	August 2025	May 2026	December 2025	

- Critical Path Items
  - “Dry” Utilities Relocations (PEC, Frontier, Spectrum)
  - “Water Line” Agreement (DSWS- plans to be incorporated into OFR Project)
  - TXDOT Extra Reviews & Paperwork

DRIPPING SPRINGS
Texas

Project Schedule – Key Issues & Dates:

Old Fitzhugh Project Schedule

- TXDOT “Let Date” shifted – August 2025 > May 2026
- TXDOT 90% “Official Review” – May 2025 (basis: Team’s 100% PSE’s)
- 100% PSE’s Complete w/TXDOT & City Comments – July 2025
- “Ready to Let Date” shifted – May 2025 > September 2025 (+4) mos.
  - *Utilities Relocated*
  - *ROW / Easements Acquired*
  - *Funding Established*
  - *Environmentally Cleared*
- “Let Date” (accelerated goal) – August 2025 > December 2025
- “Construction Dates” (goal) – February 2026 through June 2027

DRIPPING SPRINGS
Texas

PS&E Amendment

Old Fitzhugh Project Schedule

- Utility Coordination – additional time spent coordinating with DSWS and other overhead utilities
- TxDOT Funding – additional design submissions, paperwork, meetings, and reviews associated with TxDOT funding
- Drainage and Safety - design efforts associated with the alignment of utility relocations, drainage, aesthetics on the east side of Old Fitzhugh Road
- Trail Extension and Associated Landscaping - extension of the trail and landscaping to Roger Hanks Parkway
- Drainage and Easement Redesign - redesign on Wolf property to facilitate property owner requests on easement acquisitions

DRIPPING SPRINGS
Texas

Old Fitzhugh Project Schedule

PS&E Amendment

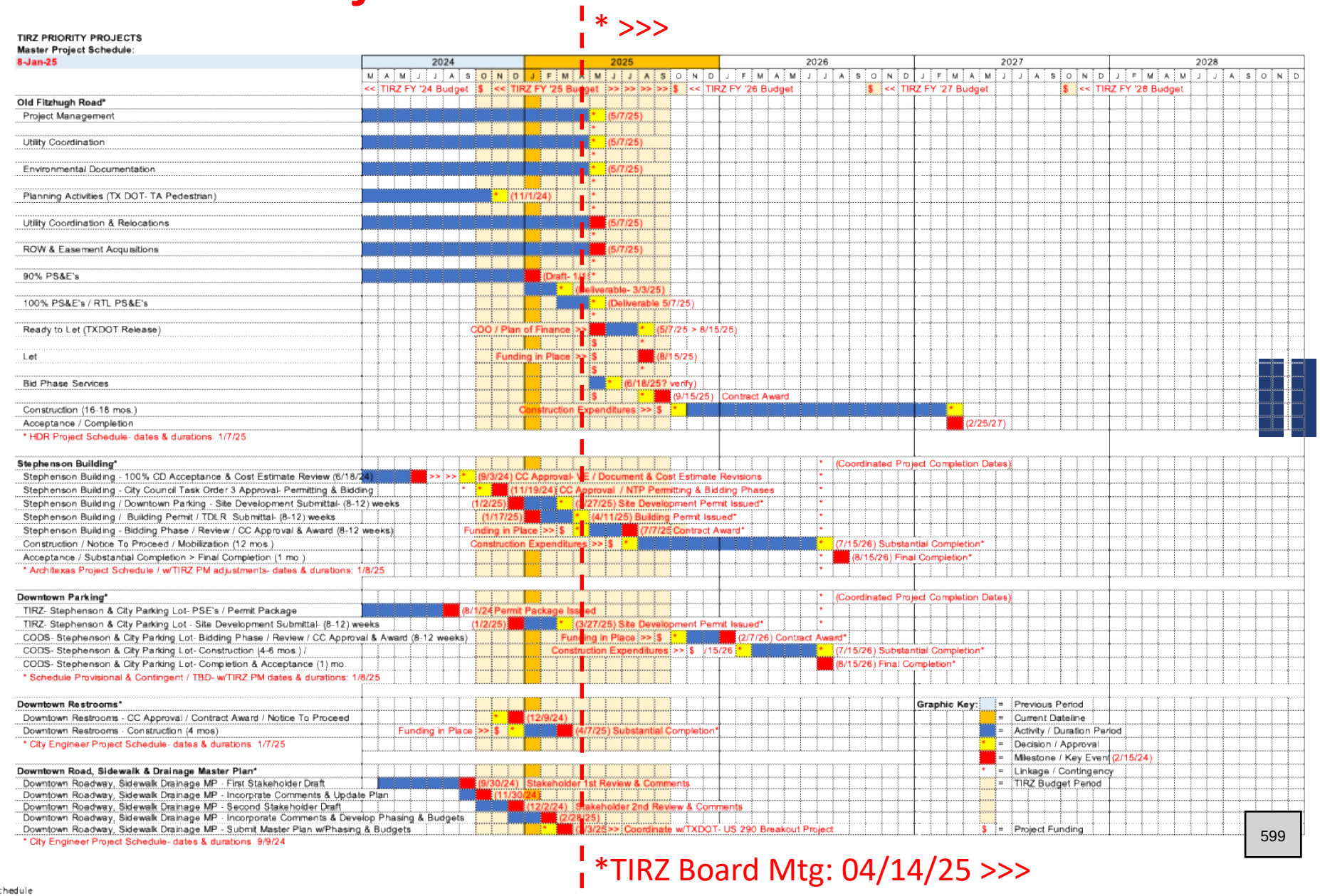
- Utility Coordination ~$61k
- TxDOT Funding ~$25k
- Drainage & Safety ~$40k
- Trail Extension and Associated Landscaping ~$7k
- Drainage and Easement Redesign ~$3k
- Misc ~$10k

- Total - $146k

DRIPPING SPRINGS
Texas

TIRZ Master Project- Schedule 2025-27

DRIPPING SPRINGS
Texas



'Master Schedule

Old Fitzhugh Project Amendment

DRIPPING SPRINGS
Texas

PS&E Amendment 3 - Pending

	Tasks / Expenditures		
	% Complete	$$$ Expended	$$$ Projected
• Utility Coordination ~$61k	70%	$43K	$18K
• TxDOT Funding ~$30k	50%	$15K	$15K
• Drainage & Safety ~$40k	100%	$40K	--
• Hardscape & Landscaping ~$5k	100%	$5K	--
• Drainage and Easement Redesign ~$5k	100%	$5K	
• Misc ~$5k	0%	--	$5K
Subtotals:	74%	$108K	$38K
• Total - $146k (70% Completed) + Contingency:	14% +/-	$17K	
Total Amendment #3:		$125K*	

*Amendment #3: Objectives / TIRZ PM's Recommendations:

1) Reimburses Actual Costs @ Necessary Tasks Scope Changes

2) Allows a Contingency for Projected Expenses > 100% PSE's

3) Aligns with TIRZ Budget Subcommittee- Recommended "Up" Allocation of $125K, while keeping the project moving forward…

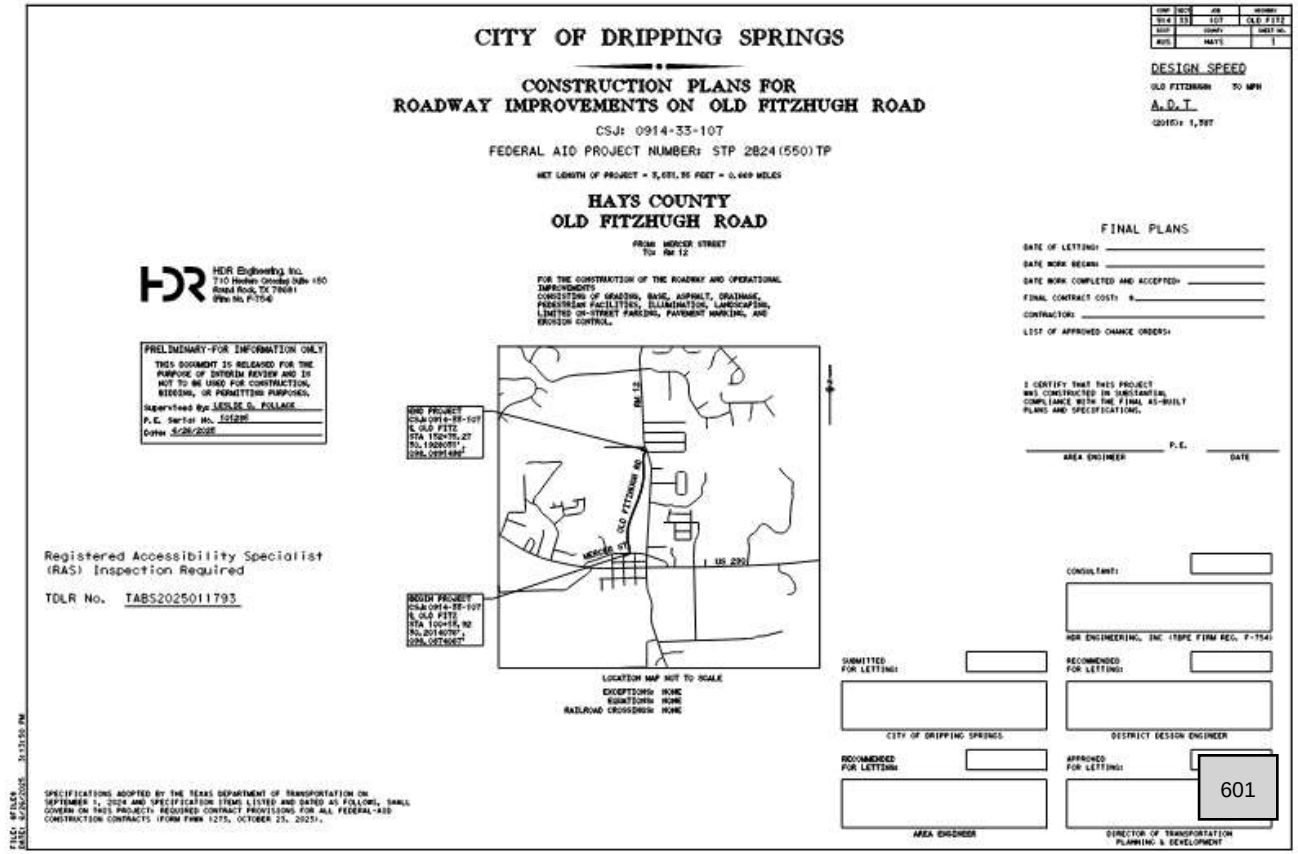
Design Progress:

Old Fitzhugh Road

TIRZ Board 7/14/25

- 90% > 100% PSE's Plans Progressing
  - TxDOT Comments received 05/01/25
  - 90% "Round 2"
- Remaining
  - 100% Plans to TxDOT / City
  - Bid Phase (started)
  - Construction Phase

Note that plan set is 100% completed but submitted at 90% to TxDOT



CITY OF DRIPPING SPRINGS

CONSTRUCTION PLANS FOR
ROADWAY IMPROVEMENTS ON OLD FITZHUGH ROAD

CSJ: 0914-33-107

FEDERAL AID PROJECT NUMBER: STP 2B24(550)TP

HAYS COUNTY
OLD FITZHUGH ROAD

FROM MERCER STREET
TO: RM 12

FOR THE CONSTRUCTION OF THE ROADWAY AND OPERATIONAL IMPROVEMENTS CONSISTING OF GRADING, BASE, ASPHALT, DRAINAGE, PEDESTRIAN FACILITIES, ILLUMINATION, LANDSCAPING, LIMITED ON-STREET PARKING, PAVEMENT MARKING, AND EROSION CONTROL.

HDR Engineering, Inc.
710 Hesters Crossing Suite 150
Round Rock, TX 78681
Firm No. F-754

PRELIMINARY-FOR INFORMATION ONLY
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.
Supervised By: LESLIE G. POLLACK
P.E. Serial No. 101296
Date: 4/28/2025

Registered Accessibility Specialist (RAS) Inspection Required

TDLR No. TABS2025011793

DESIGN SPEED
OLD FITZHUGH TO MPH
A.D.T.

FINAL PLANS
DATE OF LETTING:
DATE WORK BEGAN:
DATE WORK COMPLETED AND ACCEPTED:
FINAL CONTRACT COST: $
CONTRACTOR:
LIST OF APPROVED CHANGE ORDERS:

I CERTIFY THAT THIS PROJECT WAS CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE FINAL AS-BUILT PLANS AND SPECIFICATIONS.

P.E.
AREA ENGINEER
DATE

LOCATION MAP NOT TO SCALE
EXCEPTIONS: NONE
EQUATIONS: NONE
RAILROAD CROSSINGS: NONE

CONSULTANT:
HDR ENGINEERING, INC. (TBPE FIRM REG. F-754)

SUBMITTED FOR LETTING:
CITY OF DRIPPING SPRINGS

RECOMMENDED FOR LETTING:
DISTRICT DESIGN ENGINEER

RECOMMENDED FOR LETTING:
AREA ENGINEER

APPROVED FOR LETTING:
DIRECTOR OF TRANSPORTATION PLANNING & DEVELOPMENT

SPECIFICATIONS ADOPTED BY THE TEXAS DEPARTMENT OF TRANSPORTATION ON SEPTEMBER 1, 2024 AND SPECIFICATION ITEMS LISTED AND DATED AS FOLLOWS, SHALL GOVERN ON THIS PROJECT. REQUIRED CONTRACT PROVISIONS FOR ALL FEDERAL-AID CONSTRUCTION CONTRACTS (FORM FHWA 1273, OCTOBER 23, 2023).

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DRIPPING SPRINGS
Texas

Project Challenges & Resolutions

Old Fitzhugh Road

- TxDOT Issues & Implications
  - Received TxDOT Funding **+ $1,533,164 – WIN**
  - TxDOT Funding requires additional processing / paperwork **- CHALLENGE**
  - “Let Date” pushed to May ‘26 (schedule) to accommodate utilities **- WIN**
  - TXDOT Plan Reviews delayed (3-month review) **- CHALLENGE**
  - TxDOT requires 2nd plan review prior to “Ready to Let” **- CHALLENGE**
- Hays County POSAC
  - Finalized Hays County Funding **+ $1,605,000 - WIN**
  - Project Funding Apportionment: POSAC vs. TXDOT TA Grants **– ADMINISTRATIVE**
    - Impact construction engineering and management (not in this contract)
- Utility Relocations
  - DSWS – Funding Agreement reached **- WIN**
  - DSWS Design plans – delivered on time **- WIN**
  - Utility Coordination / Relocations ongoing (March > August) **- CHALLENGE**

DRIPPING SPRINGS
Texas

Project Challenges & Resolutions

Old Fitzhugh Road

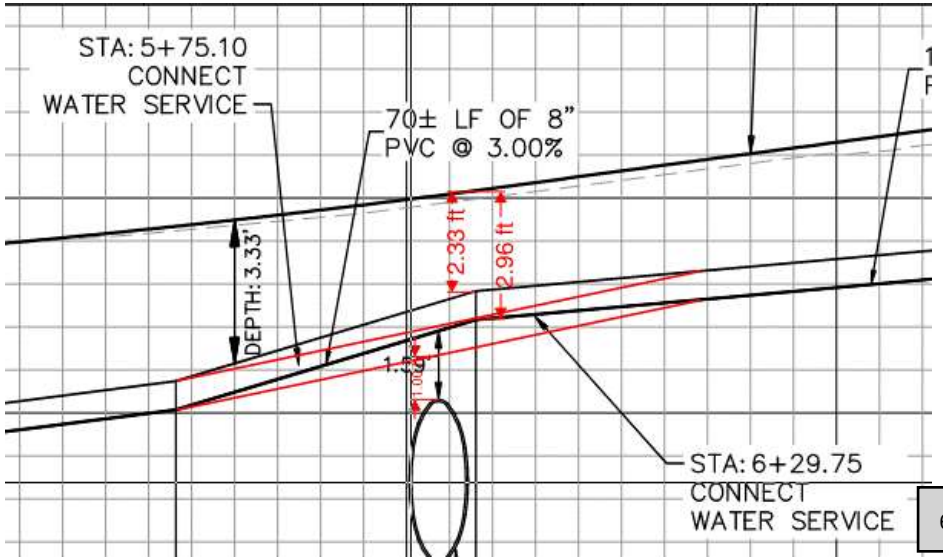
- Tree Health
  - Bartlett completed a new review of tree health on corridor **- WIN**
  - Delayed 90%/100% by 1 month **- CHALLENGE**

DRIPPING SPRINGS
Texas

Utility Relocations – *critical path*

Old Fitzhugh Road

- Dripping Springs Water Supply
  - 100% plans included in our package
  - Funding agreement between City and DSWS executed
- Pedernales Electric Corporation
  - Plans approved
  - Construction start 07/14/25 – early in week
  - Scheduled completed September 2025
- Spectrum
  - Design coordination meetings occurring
  - Plans not yet approved
  - Scheduled for August relocations
  - Overlap with Frontier if possible
- Frontier
  - Plans approved
  - Scheduled for August relocations
  - Overlap with Spectrum if possible
- Fiberlight
  - Relocation completed



DRIPPING SPRINGS
Texas

ROW & Easement Acquisitions – *critical path*

Old Fitzhugh Road

Right-of-Way

(impacts TxDOT approvals)

- Weichert
  - Agreement reached
  - Closing Pending- Bank Paperwork
- Carter
  - Agreement reached
  - Closed



Easements

(impacts construction start)

- 215 Old Fitz
  - Agreement reached
  - Closed
- Magee Holdings
  - Agreement reached
  - Closed
- Hungry Wolf
  - Owner Counteroffer Received / CC Accepted Amount
  - Metes+Bounds preparing
  - Agreement Legal work ongoing

DRIPPING SPRINGS
Texas

Project Schedule

Old Fitzhugh Project Schedule

- TXDOT ”Let Date” >>> May 2026
- Possible to Accelerate Schedule

Submission	Current City / TIRZ Schedule	Previous TxDOT Schedule	Extended TxDOT Schedule	Planned Schedule Goals & Dates	Notes
	Schedule approved with City and presented to TIRZ Board	TxDOT 2025 Letting Schedule	TxDOT Adjusted 2026 Letting Schedule	Accelerated ahead of 2026 Letting Schedule	
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	May 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.
100% PS&E Submission	April 2025	April 2025	December 2025	July 2025	
Ready to Let PS&E Submission	May 2025	May 2025	February 2026	September 2025	Includes buffer for utility relocations to be completed.
Let Date	August 2025	August 2025	May 2026	December 2025	

- Critical Path Items
  - “Dry” Utilities Relocations (PEC, Frontier, Spectrum)
  - TXDOT Extra Reviews & Paperwork

DRIPPING SPRINGS
Texas

Project Schedule – Key Issues & Dates:

Old Fitzhugh Project Schedule

- TXDOT “Let Date” shifted – August 2025 > May 2026
- City 90% / TxDOT 60% “Official Review” – Completed May 2025
- 100% PSE’s Complete w/TXDOT & City Comments – July 2025
- “Ready to Let Date” shifted – May 2025 > September 2025 (+4) mos.
  - *Environmentally Cleared* - **WIN**
  - *Funding Established* - **WIN**
  - *ROW / Easements Acquired* - **CHALLENGE**
  - *Utilities Relocated* - **CHALLENGE**
- “Let Date” (accelerated goal) – August 2025 > December 2025
- “Construction Dates” (goal) – February 2026 through June 2027

DRIPPING SPRINGS
Texas

PS&E Amendment

Old Fitzhugh Project Amendment

Description	Fee	Executed Date
Original Fee	$710,312	01/27/2022
Amendment 1	$0	10/18/2022
Amendment 2	$188,147	02/29/2024
Amendment 3	$146,625	Pending
Total	**$1,045,084**	

Description	Fee	Estimated Project Cost
Original Fee	$710,312	$4,822,653 (14.7%)
Amendment 1	$710,312	$4,822,653 (14.7%)
Amendment 2	$188,147	$8,392,800 (10.7%)
Amendment 3	$146,625	$8,093,360 (12.9%)
Total	**$1,045,084**	

DRIPPING SPRINGS
Texas

PS&E Amendment 2 - 2024

Old Fitzhugh Project Amendment

- Water Quality Design
  - Change from Rain Gardens to Water Quality Ponds
- Illumination
  - Change from Safety (Nodal) to Continuous Pedestrian Illumination
- Electrical
  - Add Irrigation Power Supply Design
- Surveying
  - Add Surveying of Drainage Basins
- Urban Design and Landscape / Hardscape
  - Historic District Gateway Landscape / Hardscape
  - Coordination with Above Tasks and Integration with Continuous Illumination
  - Additional Renderings
  - Additional Workshop

Description	Fee	% Completed
Original Fee	$710,312	95%
Amendment 2	$156,742	99%

DRIPPING SPRINGS
Texas

Old Fitzhugh Project Amendment

PS&E Amendment 3 - Pending

- Utility Coordination – additional time spent coordinating with DSWS and other overhead utilities
- TxDOT Funding – additional design submissions, paperwork, meetings, and reviews associated with TxDOT funding
- Drainage and Safety - design efforts associated with the alignment of utility relocations, drainage, aesthetics on the east side of Old Fitzhugh Road
- Hardscape & Landscaping - hardscape and landscaping associated with the trail, pollinator garden, tree survey
- Drainage and Easement Redesign - redesign on Wolf property to facilitate property owner requests on easement acquisitions

Description	Fee	% Completed
Original Fee	$710,312	100%
Amendment 2	$188,147	100%
Amendment 3	$146,625	70%

DRIPPING SPRINGS
Texas

PS&E Amendment 3 - Pending

Old Fitzhugh Project Amendment

Utility Coordination ~$61k

- Utility Coordination Meetings
  - Original scope - 15 meetings
  - 27 meetings to date
  - 5+ more meetings anticipated
  - Agendas and meeting notes
- Dripping Springs Water Supply
  - Original scope - waterline relocation completed
  - Coordination on waterline relocation
  - Coordination / review of DSWS easements on corridor and location of line
  - Updated existing and proposed layouts, Conflict Matrix due new as-built data
  - Review DSWS water supply plans for integration into package; eliminate conflicts with Old Fitzhugh design – 3 reviews
  - Review / coordination with City and DSWS on waterline costs and recommend proportionate share
  - Coordination with City and DSWS on asbestos line – unknown at project start
  - Attend DSWS Board Meetings – 2
  - Attend onsite project walkthrough with DSWS - 1
- TxDOT Requirements
  - Prepare Utility ID request forms - 5
  - Utility Notice of Proposed Construction Letters - 5
  - Draft Construction Management Plan

Description	Fee	% Completed	Notes
Original Fee	$61,660	100%	Originally Submitted at $114,690
Amendment 2	$0	N/A	
Amendment 3	~$61,000	70%	

DRIPPING SPRINGS
Texas

PS&E Amendment 3 - Pending

Old Fitzhugh Project Amendment

Notified by TxDOT of Additional Submittal Requirement on March 6, 2025

TxDOT Funding ~$30k

- Additional Submittals
  - 90% PS&E resubmittal
  - Ready-to-Let PS&E
- Additional Coordination
  - Monthly coordination meetings with TxDOT (November 2024 – December 2025) – 13 meetings
- Adjust Ready-to-Let date with TxDOT
  - Due to utility delays
  - Additional coordination
  - Construction management plan
- TxDOT Forms
  - Form 1002
  - Form 2229
  - Form 2699
  - Certifications
  - EEPC
  - Environmental Questionnaire
  - IDF Checklist
  - LGP Checklist
- TxDOT vs City Specifications and Standard Details
  - Comparison required by TxDOT
- Drainage
  - Modeling to address TxDOT comments

Description	Fee	% Completed
Original Fee	$0	N/A
Amendment 2	$0	N/A
Amendment 3	~$30,000	50%

DRIPPING SPRINGS
Texas

PS&E Amendment 3 - Pending

Old Fitzhugh Project Amendment

Drainage & Safety ~$40k

- Curb Treatments on East Side
  - Shift roadway to west to accommodate utility poles relocations
  - Revisions between ribbon curb, sawtooth curb and decorative blocks for motorist safety and City aesthetics
  - Drainage assessment of above
  - Grading exhibits of above
  - Hardscape update for above
  - Multiple design iterations and multiple meetings required – 4 total
- Redesign of East Side Drainage
  - Reevaluate proposed driveway drains
  - Redesign and regrading and redirect through swale sections
- Mercer St Drainage Analysis

Description	Fee	% Completed
Original Fee	$0	N/A
Amendment 2	$0	N/A
Amendment 3	~$40,000	100%

DRIPPING SPRINGS
Texas

PS&E Amendment 3 - Pending

Old Fitzhugh Project Amendment

Hardscape & Landscaping ~$5k

- Gateway Landscaping and Hardscaping
  - Updates
  - Renderings
  - Historic Preservation Board Update
- Tree Layout Updates
  - Updated DSWS layout
  - Bartlett Tree Survey

Description	Fee	% Completed
Original Fee	$0	N/A
Amendment 2	$0	N/A
Amendment 3	~$5,000	100%

DRIPPING SPRINGS
Texas

PS&E Amendment 3 - Pending

Old Fitzhugh Project Amendment

Drainage Easement Redesign ~$5k

- Wolf Tract Drainage Easement
  - Revise the storm water conveyance and water quality treatment features to provide space for connectivity and minimize size
  - Adjust drainage easements for maintenance access
- Magee Tract Drainage Easement
  - Add two driveways
  - Relocate storm inlet for driveway
  - Relocate illumination for driveway
  - Relocate trees for driveway

Description	Fee	% Completed
Original Fee	$0	N/A
Amendment 2	$0	N/A
Amendment 3	~$5,000	100%

DRIPPING SPRINGS
Texas

Old Fitzhugh Project Amendment

PS&E Amendment 3 - Pending

- Utility Coordination ~$61k
- TxDOT Funding ~$30k
- Drainage & Safety ~$40k
- Hardscape & Landscaping ~$5k
- Drainage and Easement Redesign ~$5k
- Misc ~$5k

- Total - $146k (70% Completed)

DRIPPING SPRINGS
Texas

Old Fitzhugh Project Amendment

Contract Exclusions

- Construction Engineering & Inspection
  - Construction Phase Services Included – RFIs, Change Orders, Field Reviews as Engineer of Record
  - Not Included (7-10% of Construction Costs)
    - Inspectors
    - Materials Testing
    - Construction Surveys
    - Record Keeping
    - Contract Administration
    - Funding (City / TxDOT / Hays County / Water Supply)
    - LGPP Process / Procedures (TxDOT Paperwork)
    - Construction Phase PM
- Additional Public Communications
  - Temporary Construction easement communication for driveway tie-ins, drainage tie-ins, temporary paving

DRIPPING SPRINGS
Texas

Old Fitzhugh Project Amendment

TIRZ PM Analysis:
250712 - KES

PS&E Amendment 3 - Pending

	Tasks / Expenditures		
	% Complete	$$$ Expended	$$$ Projected
• Utility Coordination ~$61k	70%	$43K	$18K
• TxDOT Funding ~$30k	50%	$15K	$15K
• Drainage & Safety ~$40k	100%	$40K	--
• Hardscape & Landscaping ~$5k	100%	$5K	--
• Drainage and Easement Redesign ~$5k	100%	$5K	
• Misc ~$5k	0%	--	$5K
Subtotals:	74%	$108K	$38K
• Total - $146k (70% Completed) + Contingency:	14% +/-	$17K	
Total Amendment #3:		$125K*	

*Amendment #3: Objectives / TIRZ PM's Recommendations:

1) Reimburses Actual Costs @ Necessary Tasks Scope Changes

2) Allows a Contingency for Projected Expenses > 100% PSE's

3) Aligns with TIRZ Budget Subcommittee- Recommended "Cap" Allocation of $125K, while keeping the project moving forward…

DRIPPING SPRINGS
Texas

TIRZ Master Project- Schedule 2025-27

DRIPPING SPRINGS
Texas

Subdivision Projects				
Subdivision Project Name	**City Limits / ETJ**	**Location**	**Description**	**Status**
SUB2021-0011 Double L Phase 1 Prelim Plat	ETJ	1.5 miles N of US 290 & RR 12	PP for 243 residential units and 1 amenity center	Approved w/ Conditions
SUB2022-0033 The Ranch at Caliterra	ETJ	Premier Park Loop	Preliminary plat of the Carter tract with 243 lots	Approved w/ Conditions
SUB2022-0043 Howard Ranch Sec 4 Lots 62 & 63 AP	ETJ	590 Cypress Creek Dr	An amending plat to remove a site parking area from the single family lot. This request is by the property owner.	Waiting on Resubmittal
SUB2022-0052 Village Grove Phase 1 Construction Plans	CL	Sports Park Rd	Approved - back in review for landscape revisions.	Under Review
SUB2022-0048 Wild Ridge Phase 1 CP	CL	E US 290	Construction plans for phase 1 of Wild Ridge	Waiting on Resubmittal
SUB2023-0001 Village Grove Phase 2B CP	CL	Sports Park Rd	Residential townhome infrastructure improvements. Construction of 16 Townhome lots and roadways.	Approved w/ Conditions
SUB2023-0003 The Ranch at Caliterra CP	ETJ	Soaring Hill Rd at HC Carter Way	Construction Plans for the Carter tract.	Approved w/ Conditions
SUB2023-0006 Wild Ridge Phase 1 FP	CL	E US 290	Approximately 62.1 acres to include 136 residential lots, roadways, and a commercial lot	Approved w/ Conditions
SUB2023-0008 Silver Creek Subdivision Construction Plans	ETJ	Silver Creek Rd	29 Single family residential lots with access, paving, OSSF, water supply well, and open space	Approved w/ Conditions
SUB2023-0028 Arrowhead Commercial Final Plat	CL	US Hwy 290 W	Subdividing 6.6 acres as 1 lot.	Under Review
SUB2023-0034 Lunaroya Subdivision Final Plat	ETJ	Silver Creek Rd	28 single family large residential lots with on site sewage for each lot	Waiting on Resubmittal
SUB2023-0037 Amending Plat of Final Subdivision Plat of Roger Hanks Park	CL	US 290 at Roger Hanks Pkwy	Redesign to include north bound turn lane on Roger Hanks Pkwy, Improvements to Hamilton Crossing and Lake Lucy Loop	Waiting on Resubmittal
SUB2023-0038 The Ranch at Caliterra Final Plat	ETJ	HC Carter Way	234 single family lots on 200.024 acres	Approved w/ Conditions
SUB2023-0039 Wild Ridge Phase 2 Construction Plans	CL	Shadow Ridge Parkway	142 single family lots, minor arterial and local roadways, 2 water quality ponds, utilities, lift station, parkland and open space	Waiting on Resubmittal
SUB2023-0042 Hardy Construction Plans	CL	2901 West US 290	78.021 acres subdivided into 73 single family lots	Approved w/ Conditions
SUB2023-0048 Driftwood Falls Estates Subdivision	ETJ	609 S Creekwood Dr	Replat two lots in one.	Approved w/ Conditions
SUB2023-0049 Amended Plat of the Breed Hill Replat Subdivision	ETJ	3100 W US 290	Combining three lots into one.	Approved w/ Conditions
SUB2024-005 Roger Hanks Construction Plans	CL	US 290 at Roger Hanks Pkwy	Public improvements from southern boundary to intersection with 290.	Waiting on Resubmittal
SUB2024-008 Skylight Hills Final Plat	ETJ	13001 and 13111 High Sierra	Subdivide into 5 lots.	Approved w/ Conditions
SUB2024-012 St. Martin's Subdivision, Lots 1 & 2 Amending Plat	CL/ETJ	230 Post Oak Drive	Combine two existing lots into one.	Approved w/ Conditions
SUB2024-015 Gateway Village Phase 1	CL	US 290	Final plat for 144 single family subdivision.	Waiting on Resubmittal
SUB2024-017 Wild Ridge Phase 2 Final Plat	CL	Shadow Ridge Parkway	152 single family residential lots.	Approved w/ Conditions
SUB2024-019 Driftwood Subdivision, Phase 5, Preliminary Plat	ETJ	Thurman Roberts Way	13 lots. 10 residential, 2 open space, and 1 private.	Approved w/ Conditions
SUB2024-021 Village Grove Phase 2A Subdivision	CL	Village Grove Parkway	Infrastructure for 64 single family residential lots on 18.206 acres	Waiting on Resubmittal
SUB2024-024 Heritage Phase 4 Subdivision	CL	Sportsplex Drive	115 single family lots on 31.80 acres	Waiting on Resubmittal
SUB2024-025 Village Grove Phase 3 Subdivision	CL	Village Grove Parkway	115 single family lots on 30.04 acres	Waiting on Resubmittal
SUB2024-028 Off Site Waterline Plans for Luna Roya Subdivision	ETJ	Silver Creek Rd	Waterline infrastucture construction plans.	Under Review
SUB2024-030 Heritage Phase 3 Final Plat	CL	Sportsplex Drive	164 lot subdivision plat	Waiting on Resubmittal
SUB2024-033 Village Grove Phase 1 Final Plat	CL	Village Grove Parkway	Plat of 1 roadway, 2 water quality ponds, and 1 drainage easement.	Approved w/ Conditions
SUB2024-034 Village Grove Phase 2A Final Plat	CL	Village Grove Parkway	Final plat for 165 single family lots.	Approved w/ Conditions
SUB2024-036 Mitchel Property Preliminary Plat	ETJ	Silver Creek Rd	33 residential lots.	Waiting on Resubmittal
SUB2025-001 Village Grove Phase 2B Final Plat	CL	Village Grove Parkway	262 single family residential lots.	Approved w/ Conditions
SUB2025-002 Lunaroya PH 3 Preliminary Plat	ETJ	13755 Silver Creek Dr	9 single family residential lots.	Waiting on Resubmittal
SUB2025-004 Replat of Lot 1 Howard Ranch Commercial	CL	SE Corner RR 12 and FM 150	Create two lots to allow for the FM 150 ROW.	Approved
SUB2025-005 Ewald Kubota Minor Plat	ETJ	3981 E US 290	3.9 acre plat	Waiting on Resubmittal
SUB2025-006 Cannon Ranch Phase 3 and 4 Construction Plans	CL	Rushmore Drive at Lone Peak Way	Public roadways, utilities, and storm drainage infrastructure for 156 residential and 3 open space lots.	Waiting on Resubmittal
SUB2025-007 Double L Ranch Reclaimed Water Production Facility and Pump and Haul	ETJ	Northwest of RR 12 and Event Center Dr	Reclaimed water facilty	Waiting on Resubmittal
SUB2025-008 Cannon Ranch Phases 3 & 4 Subdivision Final Plat	CL	Rushmore Drive	3 open space lots and 156 40', 45', or 60' residential lots.	Waiting on Resubmittal
SUB2025-009 Wild Ridge Subdivision Wastewater Treatment Plant Final Plat	CL	Goose Island Dr and Lost Maples Dr	0.8873 acre lot	Approved w/ Conditions
SUB2025-010 Howard Ranch Commercial WW Line	CL	RR 12 and FM 150	Construct Wastewater Service Extension to Howard Ranch Commercial.	Under Review
SUB2025-011 Double L Pod A1, A2, A3 Arterial Preliminary Plat	ETJ	Pecos River Xing	Public infrastructure.	Waiting on Resubmittal
SUB2025-012 Double L Pod A3 Preliminary Plat	ETJ	Pecos River Xing	46 residential units.	Waiting on Resubmittal
SUB2025-013 Double L Pod A1 and A2 Preliminary Plat	ETJ	Pecos River Xing	99 residnetial units.	Waiting on Resubmittal
SUB2025-014 Village Grove Wastewater Treatment Plant	CL	S Rob Shelton Blvd	WWTP for the Village Grove Development.	Waiting on Resubmittal
SUB2025-015 Wild Ridge Wastewater Treatment Plant	CL	Goose Island Drive	Phase one of the temporary WWTP.	Waiting on Resubmittal
SUB2025-016 Caliterra Phase 3 Section 10 Amended Plat	ETJ	Caliterra Pkwy at Point Du Hoc	Correct plat to note the streets are private.	Under Review
SUB2025-017 Lunaroya Phase 2 Construction Plans	ETJ	Silver Creek Road	28 single family residential lots (minimum 1.5 acre) with on site sewage, paving, utilites, and open space.	Waiting on Resubmittal

Site Development Projects				
Site Development Project Name	**City Limits / ETJ**	**Location**	**Description**	**Status**
SD2021-0005 Dripping Springs WWTP Expansion	CL	23127 FM 150 W	Expansion of the Wastewater treatment plant.	HOLD
SD2021-0011 Blue Ridge Business Park	CL	26228 RR 12	Extension of previously approved site plan.	Approved
SD2021-0021 RR 12 Commercial Kitchen	CL	28707 RR 12	Commercial kitchen that will support a catering business, no on-site dining is proposed.	Approved w/ Conditions
SD2021-0033 Bell Springs Business Park, Sec 1&2 Rev	ETJ	4955 Bell Springs	A revision for minor adjustments on site layouts, rainwater, and overall drainage & water quality.	Approved w/ Conditions
SD2022-0001 Julep Commercial Park	ETJ	Northeast corner of W US 290 and Trautwein Rd	11.27 acre site of mixed-use commercial buildings with supporting driveways, water quality and detention pond, rainwater harvesting, and other utilities.	Waiting on Resubmittal
SD2022-0013 DS Flex Business Park	CL	28513 RR 12	Construction of two shell buildings with accompanying site improvements.	Waiting on Resubmittal
SD2022-0011 Skybridge Academy	CL	519 Old Fitzhugh Road	Remodel/repurpose of exisiting historic structures, add new construction to tie together the house and garage with additional parking and revised driveway	Approved w/ Conditions
SD2022-0014 Bell Springs Site Plan (Travis Flake)	ETJ	5307 Bell Springs Rd	Office and Warehouse with drives, parking, waterline connection, and pond.	Approved w/ Conditions
SD2022-0018 Office 49	ETJ	241 Frog Pond Lane	The construction of eleven office buildings of varying sizes along with the related paving, grading, drainage, and utility improvements.	Waiting on Resubmittal
SD2022-0020 Merigian Studios	ETJ	105 Daisy Lane	Art studio with driveway, parking, and external structures.	Approved w/ Conditions
SD2022-0024 4400 US 290 SP	ETJ	4400 US 290	7 Commercial Buildings in the ETJ.	Approved w/ Conditions
SD2022-0025 Hardy Drive	ETJ	2901 US 290	Construction of a road for the Hardy and Bunker Ranch development to meet fire code.	Approved w/ Conditions
SD2023-0004 Austin Ridge Bible Church Revision	ETJ	31330 Ranch Road 12	Revmoval of the existing old house, the addition of 3 portable buildings and pavilion; additional parking.	Waiting on Resubmittal
SD2023-0007 Phase 4A Drip Irrigation System Improvements	ETJ	2581 E Hwy 290	The project is Phase 4A of the drip disposal fields and consists of 14.76 acres of drip irrigation fields only.	Approved w/ Conditions
SD2023-0008 102 Rose Drive	CL	102 Rose Dr	Construction of tow additional duplexes w/ accompanying site improvments.	Waiting on Resubmittal
SD2023-0010 Creek Road Horse Farms	CL/ETJ	1225 Creek Rd	Horse training facility with covered riding arena, barn, storage building and open-air riding.	Waiting on Resubmittal
SD2023-0011 Amazing Explorers Academy	ETJ	Ledgestone	Daycare facility, including driveways, parking areas; and water, wastewater, and stormwater facilities.	Waiting on Resubmittal
SD2023-0014 BR Dripping Springs	CL	27010 RR 12	3 commercial buildings with parking, stormwater and water quality.	Waiting on Resubmittal
SD2023-0018 Sunset Canyon Storage Facility	ETJ	950 S. Sunset Canyon Drive	Proposed storage facility with associated parking and drive.	Waiting on Resubmittal
SD2023-0019 3980 US 290 Warehouse	ETJ	3980 US 290	Construction of 4 - 5k sq ft Warehouse/office buildings.	Waiting on Resubmittal
SD2023-0020 Graveyard Cellars	ETJ	24101 RR 12	2800 sq ft building and parking.	Approved w/ Conditions
SD2024-001 Roxie's at Dripping Springs	CL	299 W. Mercer Street	Renovating and expanding site.	Approved w/ Conditions
SD2024-002 QuickTrip #4133	CL	HWY 290 and Sawyer Ranch Rd	Convenience store with fuel sales.	Waiting on Resubmittal
SD2024-004 Glass Business Park, Phase 2	ETJ	2560 W Hwy 290	Construction of 6 additional warehouse buildings with associated site improvements	Waiting on Resubmittal
SD2024-007 New Growth at Roger Hanks	CL	US 290 at Roger Hanks Pkwy	Mix land use and 240 residential units with parkland and roadway connections.	Waiting on Resubmittal
SD2024-008 AutoZone 5807 Dripping Springs	CL	US Hwy 290	Retail parts store.	Waiting on Resubmittal
SD2024-010 Austin Ridge Bible Church	ETJ	3100 E Hwy 290	Church campus, with worship center, driveways, parking, detention, and park area.	Waiting on Resubmittal
SD2024-011 Patriot Erectors CZP	ETJ	3023 West Hwy 290	Detention pond.	Waiting on Resubmittal
SD2024-012 5285 Bell Springs Rd	ETJ	5285 Bell Springs Rd	Private religious educational facility and associated improvements.	Waiting on Resubmittal
SD2024-013 Cowboy Church of the Hill Country	ETJ	207 Darden Hill Road	Construction of a church building and accompanying site improvements.	Approved w/ Conditions
SD2024-014 Pear Tree Commercial	ETJ	27322 RR 12	Existing commercial space. Pave the parking area and provide water quality treatment of that area.	Approved w/ Conditions
SD2024-020 Lost Lizard	ETJ	10730 FM 967	Four residential accessory structures and gravel parking.	Waiting on Resubmittal
SD2024-021 Genesis City - Glamping Hotel	ETJ	113 Concorde Circle	One main building with 9 cabins, and parking.	Waiting on Resubmittal
SD2024-022 Stephenson Building Addition and Parking Improvements	CL	101 Old Fitzhugh Rd	Phase 1:Stephenson building addition. Phase 2: parking lot improvements.	Approved w/ Conditions
SD2025-002 Ewald Kubota	ETJ	3981 E US 290	Kubota sales and service center with customer and display parking.	Waiting on Resubmittal
SD2025-003 The Ranch at Caliterra Amenity Center	ETJ	Whiskey Barrel Dr.	Office, bathrooms, remodel pavillion out of an existing barn, pool, pickleball courts, and parking.	Waiting on Resubmittal
SD2025-005 Big Sky Ranch Drip Field Addition	CL	Sue Peaks, Lost mine Peak, Apache Mt., Davis Mt.	Installation of additional subsurface drip disposal systems.	Under Review
SD2025-006 AAA Storserv Dripping Springs LLC Phase 2	CL	1300 E US 290	Expansion of developed area including buildings, drives and parking.	Waiting on Resubmittal

Ongoing Projects	
Comprehensive Plan	Multiple Comp Plan Committee meetings to be scheduled May/June
Cannon Mixed-Use	Awaiting Resubmittal
PDD2023-0001 Madelynn Estates	Dormant
PDD2023-0002 Southern Land	June DAWG meeting to discuss grading, tree preservation, and density.
PDD2023-0003 ATX RR12 Apartments	Awaiting Resubmittal. We are expecting an expansion of this project to include Commercial uses along Village Grove Pkwy

In Administrative Completeness	Filing Date
ADMIN2025-014 Gracie Barra Dripping Springs Expansion	16-Jul
ADMIN2025-013 Driftwood Utility Access Corridor	16-Jul
SD2024-021 Genesius City - Glamping hotel	16-Jul
SUB2025-014 Village Grove Wastewater Treatment Plant	16-Jul