



TIRZ No. 1 & No. 2 Board Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

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

AGENDA

CALL TO ORDER AND ROLL CALL

Board Members

Place 1 Ryan Thomas, Chair

Place 3 Taline Manassian, Vice Chair

Place 2 Jessie Milner

Place 4 Brock Johns

Place 5 Missy Atwood

Place 6 Susan Kimball

Place 7 Walt Smith

Advisory Member Bob Richardson

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer

Deputy City Administrator Shawn Cox

Assistant City Attorney Laura Mueller

City Secretary Diana Boone

Project Manager Michael Tomasz

TIRZ Project Manager Keenan Smith, AIA

TIRZ Administrator Andrea Barnes

PRESENTATION OF CITIZENS

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

MINUTES

- 1. Consider approval of the June 8, 2026 TIRZ No.1 & No.2 Board regular meeting minutes.**
- 2. Consider approval of the July 13, 2026 TIRZ No.1 & No.2 Board regular meeting minutes.**

BUSINESS AGENDA

- 3. Update regarding TIRZ Priority Project - Stephenson School Building and Parking Lot Project. *Keenan Smith, TIRZ Project Manager***
- 4. Update regarding TIRZ Priority Project - Old Fitzhugh Road Improvement Project. *Keenan Smith, TIRZ Project Manager***
 - a. TxDOT Bid Concurrence
 - b. HDR Task Order for Construction Administration, Construction Engineering & Inspection support, and local government coordination support
 - c. Project Manager
- 5. Update regarding TIRZ Priority Project - Mercer Street Paseo Project. *Keenan Smith, TIRZ Project Manager***
 - a. Easement Transaction Agreement
 - b. QA Construction Services, Inc. Stephenson Building & Downtown Parking Lot Project Change Order
 - c. Plan for Remainder of Improvements
- 6. Discussion and possible action regarding the TIRZ No.1 & No.2 Board Fiscal Year 2027 budget recommendation. *Shawn Cox, Deputy City Administrator***

CLOSED SESSION

The Board has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), 551.0761 (Deliberation Regarding Critical Infrastructure Facility), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.

UPCOMING MEETINGS

TIRZ No. 1 & No. 2 Board Meetings

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

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

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

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

City Council Meetings

August 11, 2026 (Special Meeting) at 5:30 p.m.

August 18, 2026 at 6:00 p.m.

September 1, 2026 at 6:00 p.m.

September 15, 2026 at 6:00 p.m.

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

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

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION OF MEETING

I certify that this public meeting is posted in accordance with Texas Government Code Chapter 551, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall, located at 511 Mercer Street, and on the City website at, www.cityofdrippingsprings.com, on August 4, 2026 at 2:30 p.m.

Diana Boone, City Secretary

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



TIRZ No. 1 & No. 2 Board Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

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

MINUTES

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

CALL TO ORDER AND ROLL CALL

Board Members Absent

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

Board Members Present

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

Staff, Consultants & Appointed/Elected Officials

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

PRESENTATION OF CITIZENS

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during Presentation of Citizens. By law no action shall be taken during Presentation of Citizens; however, the Chair may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.

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

PRESENTATIONS

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

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

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

MINUTES

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

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

BUSINESS AGENDA

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

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

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

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

No action was taken.

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

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

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

No action was taken.

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

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

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

No action was taken

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

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

Action on this item was postponed.

CLOSED SESSION

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The board did not meet in Closed Session.

ADJOURN

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

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



TIRZ No. 1 & No. 2 Board Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Monday, July 13, 2026, at 4:00 PM

DRAFT MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of board members present, Chair Thomas called the meeting to order at 4:03 p.m.

Board Members Present

Place 1 Ryan Thomas, Chair

Place 3 Taline Manassian, Vice Chair (*arrived at 4:05 p.m.*)

Place 4 Brock Johns

Place 5 Missy Atwood

Place 6 Susan Kimball

Advisory Member Bob Richardson

Board Members Absent

Place 2 Jessy Milner

Place 7 Walt Smith

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer

Deputy City Administrator Shawn Cox

City Attorney Aniz Alani

Deputy City Attorney Laura Mueller

City Secretary Diana Boone

City Engineer Chad Gilpin

TIRZ Project Manager Keenan Smith, AIA

PRESENTATION OF CITIZENS

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

No one spoke during the Presentation of Citizens.

PRESENTATIONS

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

1. Presentation on Dripping Springs Community Library Project. Missy Atwood

Board Member Atwood presented the update.

No action was taken.

MINUTES

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

This item was postponed. Staff was directed to include a reference to the motion and bring back the revised version of the minutes for consideration.

BUSINESS AGENDA

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

No action was taken.

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

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

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

- a. Bid Package Update
- b. Construction Administration Services

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

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

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

CLOSED SESSION

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The board did not meet in Closed Session.

ADJOURN

A motion was made by Vice Chair Manassian and seconded by Board Member Kimball, to adjourn the meeting. The motion carried 5 to 0.

The meeting was adjourned at 5:36 p.m.

EXHIBIT B

ADDITIONAL ENGINEERING SEVRICES TO BE PROVIDED BY THE ENGINEER

For Roadway Improvements on Old Fitzhugh Road

Dripping Springs, Texas

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

Project Management

Provide project management throughout construction phase, including:

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

Construction Administration

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

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

Construction, Engineering and Inspection

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

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

Materials Sampling and Testing

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

Project Acceptance and Close-Out

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

Key Assumptions

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

OWNER's Responsibilities

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

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

Periods of Service

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

Old Fitzhugh Road PS&E - Additional Services 4

Summary			HDR	Doucet	MAS	HVJ	TOTAL
A	Project Management	Hours	0				0
		Fee	\$0				\$0
B	Roadway Design	Hours	0				0
		Fee	\$0				\$0
C	Drainage Design	Hours	0				0
		Fee	\$0				\$0
D	Signing and Pavement Marking	Hours	0				0
		Fee	\$0				\$0
E	Traffic Calming	Hours	0				0
		Fee	\$0				\$0
F	Traffic Control Plans	Hours	0				0
		Fee	\$0				\$0
G	Illumination	Hours	0				0
		Fee	\$0				\$0
H	Erosion Control and SW3P Narrative	Hours	0				0
		Fee	\$0				\$0
I	Utility Coordination	Hours	0				0
		Fee	\$0				\$0
J	Environmental	Hours	0				0
		Fee	\$0				\$0
K	Public Outreach	Hours	0				0
		Fee	\$0				\$0
L	Right-of-Way Surveying	Hours	0				0
		Fee	\$0				\$0
M	Landscape, Streetscape Design, and Urban Design	Hours	0				0
		Fee	\$0				\$0
N	Geotechnical Engineering and Pavement Design	Hours	0				0
		Fee	\$0				\$0
O	PS&E Preparation	Hours	0				0
		Fee	\$0				\$0
P	Bid Phase Services	Hours	0				0
		Fee	\$0				\$0
Q	Construction Phase Services	Hours	489				489
		Fee	\$130,657				\$130,657
R	Expenses	Hours					
		Fee	\$2,000				\$2,000
TOTAL HOURS			0				0
TOTAL FEE			\$132,657				\$132,657

Addendum 4 - Old Fitzhugh Road, Dripping Springs, TX

CA / Limited CEI Staff Aug Fee Schedule

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

		Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Month 13	Month 14	Month 15	Month 16	Month 17	Month 18	Month 19	Month 20	Month 21	Month 22	Month 23		
		Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Total Hours Worked	Labor Costs
JOB CLASSIFICATION	2028 RATE	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Hrs/Mo	Total Hours Worked	Labor Costs
Project Principal (LGP support)	\$ 380.00	2	2	2																		2	2	2	12	\$ 4,560.00
Sr. Project Manager (LGP/Engr meetings/PM)	\$ 350.00	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	149.5	\$ 52,325.00
Project Manager (LGP/Engr meetings/PM)	\$ 320.00	4	4	4	4	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	4	4	4	4	62	\$ 19,840.00
Sr. Project Engineer (SME support)	\$ 325.00	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	74.75	\$ 24,293.75
Sr. Utility Coordinator (SME support)	\$ 210.00																								0	\$ -
Electrical Designer (SME support)	\$ 185.00																								0	\$ -
Project Engineer	\$ 190.00																								0	\$ -
EIT (SME support)	\$ 155.00	8	8	8	8	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	4	4	4	76	\$ 11,780.00
Sr. CADD Technician	\$ 180.00																								0	\$ -
CADD Technician	\$ 145.00																								0	\$ -
Senior Inspector	\$ 168.00	16	4	4	4	4	4																		36	\$ 6,048.00
Inspector II/III	\$ 130.00																								0	\$ -
Records Keeper	\$ 130.00																								0	\$ -
Admin/Account	\$ 140.00	4	4	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	4	4	54	\$ 7,560.00
Quality Auditor	\$ 170.00	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	25	\$ 4,250.00
Total																									\$ 130,656.75	
Other Direct Expenses																										
Vehicle		\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200																			\$ 1,200.00
Mileage	\$ 0.73																								1,104	\$ 800.40
Total																									\$ 2,000.40	
																										\$ -
TOTAL																									\$ 132,657.15	

5/11/26 FY 2027 TIRZ Budget Scenario-

"TIRZ Board Subcommittee > Workshop"

TIRZ Board Approved Priority Projects & Scenarios :

1	Civic Center / City Hall Site Acquisition: "Civic Center > Alternative Site(s)- Planning Support & Feasibility Studies"		
		FY 26	FY '27
	Civic Center Project Total:	\$ 60,000	\$ 60,000
2	Old Fitzhugh Rd Project: "OFR Advancing from > Bids > Construction Phase"		
		FY 26	FY '27
	OFR PSE's PSA- HDR Amendment .1 (Jan '24):	\$ 49,493	
	OFR PSE's PSA- HDR Amendment. 2 (capped):	\$ 125,000	\$ 20,000
		\$ -	\$ -
	OFR Total:	\$ 174,493	\$ 20,000
3	Downtown Parking Project Project: "Downtown Parking > end of Construction Phase"		
		FY 26	FY '27
	HDR & Doucet TO.3 PSA's & Amendments 1 & 2	\$ 20,000	\$ 5,000
4	Stephenson Building Project: "Stephenson Building > end of Construction Phase"		
		FY 26	FY '27
	Architexas & Consultants PSA's & Amendments	\$ 38,750	\$ 10,000

TIRZ Project Team or RFP - TBD
Planning & Feasibility Studies
(Carryover fr. FY '26 > FY '27 ???)

Construction Funded by CO's
HDR PSA & Amendments: \$1.024M
* 50% of 2 yr. CA Phase Fees (1) yr:
CA/Bid Ph.= \$55.2K- \$15K Bids '26/'27
Add'l: City PM & Inspection Costs???
Total Est'd Expenditures > 9/30/27*

Construction Funded by CO's
TIRZ Team "Downtown Parking"
Estd Remaining CA Services
*** Project Completion: 10/20/26
(Carryover fr. FY '26 > FY '27 ???)

Construction Funded by CO's
TIRZ Project Team "Stephenson"
AE- Estd Remaining CA Services:
*** Project Completion: 10/20/26

5	Downtown Drainage, Roadways & Sidewalks Master Plan "Adopt Project Phases & Advance Breakout Projects"		
		FY 26	FY '27
	Mercer Paseo Breakout Project- Gilpin PSE's + Construction	\$ 180,250	\$ 20,000
	Master Plan Phase 1 Streets- Engineering & PSE's to 30%***	\$ -	\$ 400,000
	Master Plan Phase 1 Streets- Gilpin Engineering Oversight	\$ -	\$ 20,000
	Downtown Master Plan Projects Total:	\$ 180,250	\$ 440,000

City Engineer Driven Project:
Master Plan Completed 1Q. '25
Escalation Allowance Const Costs +10%/y

Wallace / College / San Marcos
30% PSE's Ph. 1- Gilpin MP "Red Streets"

Allowance- City Engineer Ph. 1 Oversight

*** Requires City Driven RFP Process

6	Dripping Springs Community Library "Civic & Sustainable Infrastructure Promoting Community Connectivity & Synergy"		
		FY 26	FY '27
	DSCL Requested Continued Funding Allocations - '25 > '26	\$ 500,000	\$ 1,000,000
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
	Library TIRZ-Project Total:	\$ 500,000	\$ 1,000,000

Project Elements, Public Spaces w/
Community Benefits*

*General Budget Allocation:
DSCL Cont'd Funding Requested ???

* Need DSCL Plan of Finance / Ask!!!

*ILA & Agreement Needed

7	Creek Road & Ramirez Lane* "Redevelopment District & Civic Infrastructure Master Plan"		
		FY 26	FY '27
	Feasibility Studies, Concept Plan, Economic Study*	\$ 90,000	\$ 260,000
	Creek Rd & Ramirez Lane Project Total:	\$ 90,000	\$ 260,000

*Requires City Driven RFP - By July '26
CAMPO Planning Scope for
Consulting Services + Engineer PSE/RFQ
*CAMPO Planning Grant = Not Awarded

9	Recap Summary- All Priority Projects:		
	Direct Project Budget- Scenario Proposal:	FY 26	FY '27
	Total Direct Project Costs:	\$ 1,063,493	\$ 1,795,000

Year by Year Comparison

5/11/26 FY 2027 TIRZ Budget Scenario-

"TIRZ Board Subcommittee > Workshop"

date FY 2027 Proposed TIRZ Budget Recap:		FY 26	FY 27	
		approved	proposed	
Total Direct Project Costs:		\$ 1,063,493	\$ 1,795,000	All Priority Projects: Summary
date FY 2027 Proposed TIRZ Indirect Costs:				
10/1/26	TIRZ Project Manager: PSA Amendment #10: KES	\$ 32,000	\$ 42,000	PM Coordinating (2-3) Projects
10/1/26	TIRZ Administrator: P3 Works (allowance)	\$ 16,000	\$ 16,000	TIF Revenues & Analysis Tasks
10/1/26	(TBD other)	\$ -	\$ -	
10/1/26	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 Subcommittee > Workshop"		\$ 1,141,493	\$ 1,883,000	FY '27: Total Proposed Budget

Project	Line Item	Amount	TIRZ I	TIRZ II	Notes
Town Center		\$ 60,000.00	\$ 45,000.00	\$ 15,000.00	
OFR		\$ 20,000.00	\$ 15,000.00	\$ 5,000.00	
DT Parking		\$ 5,000.00	\$ 3,750.00	\$ 1,250.00	
Stephenson		\$ 10,000.00	\$ 5,000.00	\$ 5,000.00	
DT Drainage		\$ 440,000.00	\$ 220,000.00	\$ 220,000.00	
Library		\$ -	\$ -	\$ -	
Creed Rd		\$ 260,000.00	\$ 130,000.00	\$ 130,000.00	
Project Management		\$ 42,000.00	\$ 21,000.00	\$ 21,000.00	
Project Admin.		\$ 16,000.00	\$ 8,000.00	\$ 8,000.00	
Misc. Consultant		\$ 30,000.00	\$ 15,000.00	\$ 15,000.00	
		<u>\$ 883,000.00</u>	<u>\$ 462,750.00</u>	<u>\$ 420,250.00</u>	