City Council Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Tuesday, November 03, 2026, at 6:00 PM

AGENDA

CALL TO ORDER & ROLL CALL

City Council Members
Mayor Bill Foulds, Jr.
Mayor Pro Tem Taline Manassian
Council Member Place 2 Ana Grace Husted
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 Aniz Alani
City Secretary Diana Boone
IT Director Jason Weinstock
Planning Director Tory Carpenter
Parks & Community Services Director Andy Binz
People & Communications Director Lisa Sullivan

PLEDGE OF ALLEGIANCE

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.

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.

1. **Approval of the August 18, 2026 City Council special meeting minutes.**

2. **Approval of the September 1, 2026 City Council special meeting minutes.**

3. **Approval of the September 15, 2026 City Council special meeting minutes.**

4. **Approval of the September 22, 2026 City Council special meeting minutes.**

5. **Approval of the August 2026 Treasurer's Report.** *Deputy City Administrator, Shawn Cox*

6. **Approval of a resolution of the City of Dripping Springs releasing a Maintenance Bond for the East Interceptor Segment 1 - Wastewater Improvements.** *Applicant: C.C. Carlton Industries, Ltd***.**

BUSINESS AGENDA

7. **Presentation, public hearing, discussion, and possible action on an ordinance approving a Master Sign Plan for Headwaters Commercial East.** *Applicant: Will Wiess, Marathon Equity*

    a. Applicant Presentation
    b. Sign Administrator's Report
    c. Public Hearing
    d. Master Sign Plan Ordinance

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), 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.

8. **Consultation with attorney and deliberation regarding interlocal agreements concerning the application and enforcement of City ordinances.** (*Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072*).

UPCOMING MEETINGS

City Council & Board of Adjustment Meetings
November 17, 2026 at 6:00 p.m.
December 1, 2026 at 6:00 p.m.
December 15, 2026 at 6 p.m.
January 5, 2026 at 6 p.m.
January 19, 2026 at 6 p.m.

Board, Commission, & Committee Meetings
Historic Preservation Commission, November 5, 2026 at 4:00 p.m.
TIRZ No.1 & No.2 Board, November 9, 2026 at 4:00 p.m.
Founders Day Committee, November 9, 2026 at 6:30 p.m.
Planning & Zoning Commission, November 16, 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 October 28, 2026 at 3:30 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 Special Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Tuesday, August 18, 2026, at 5:30 PM

DRAFT MINUTES

CALL TO ORDER & ROLL CALL

With a quorum of Council Members present, Mayor Foulds called the meeting to order at 5:33 p.m.

City Council Members Present
Mayor Bill Foulds, Jr.
Mayor Pro Tem Taline Manassian
Council Member Place 2 Ana Grace Husted
Council Member Place 4 Travis Crow
Council Member Place 5 Sherrie Parks

Council Members Absent
Council Member Place 3 Geoffrey Tahuahua

Staff, Consultants & Appointed/Elected Officials
City Administrator Michelle Fischer
Deputy City Administrator Ginger Faught
Deputy City Administrator Shawn Cox
Deputy City Attorney Aniz Alani
City Secretary Diana Boone
Utilities Director Gray Lahrman
Planning Director Tory Carpenter
IT Director Jason Weinstock
Human Resources Director Chase Winburn
Glori Rivas Finance Manager
Penny Appleman Accounting Clerk
Parks & Community Services Director Andy Binz
People & Communications Director Lisa Sullivan
Planning & Zoning Commission Chair Mim James
Planning & Zoning Commission Vice Chair Tammie Williamson

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Pro Tem Manassian.

PRESENTATION OF CITIZENS

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No one spoke during Presentation of Citizens.

PROCLAMATIONS & PRESENTATIONS

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

1. **Presentation of the Be A Star Awards.** *DarkSky Texas*

   Be a Star Award Recipients:

   Wildwood Elementary: Dr. Holly Morris-Kuenz & Scott Berry
   Frost Bank: Dena Allen
   Heritage Amenity Center: Royce Rippy & Kyle Kriegel with MI Homes
   The Learning Experience: Alexandra Gordon & Brad Neff
   Founders Animal Hospital: Mason Kolls
   Prep of Headwaters: Mark Schuh & Erin Triant
   Jovie Belterra Apartments: Taylor Wilson & Ed Couch
   Lookout Apartments: Sam Hughes
   The Local Apartments: Kyle Michel, Thom Etheredge, & Taylor Wilson
   Belterra Townhomes Triplex, Bldg. 2, Unit 5: Dustin & Rachel Karshens
   Arrowhead C-store: Mubin & Nizarali Maredia
   Oakwood Market: Blake Rue
   Drees Model Home: Brad Vickers
   Taco Bell: Dwayne Kostiha
   Valero Gas Station: Asif Dhukka
   CAK Offices: Ed Mena
   Development Services: City of Dripping Springs
   Downtown Restrooms: City of Dripping Springs

BUDGET WORKSHOP

2. **Presentation and discussion regarding the proposed Municipal Budget for Fiscal Year 2027.** *Deputy City Administrator, Shawn Cox*

   No action was taken. Presentation is on file.

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 30, 2026 City Council special meeting minutes.**

4. **Approval of the Heritage Public Improvement District 2026 Annual Service and Assessment Plan Update.**

5. **Approval of the June 2026 Treasurer's Report.** *Deputy City Administrator, Shawn Cox*

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to approve Consent Agenda items 3 through 5.

The motion carried unanimously 4 to 0.

BUSINESS AGENDA

6. **Public hearing, discussion, and possible action on an Ordinance regarding ZA2026-001: an application for a Zoning Map Amendment from Single-Family Attached Residential District Garden Home within the Hays Historic District Overlay (SF-5-HO) to Local Retail with the Hays Historic District Overlay and a Conditional Overlay (LR-HO-CO) for 200 Bluff St.** *Applicant: Russell Collins on behalf of Mr. and Mrs. Killebrew.*

Mayor Pro Tem Manassian recused herself and stepped off the dais.

a. Applicant Presentation

Applicant Jennifer Killebrew and Russell Collins with ResolveDesigns presented.

b. Staff Report

Senior Planner Sara Varvarigos presented the staff report and recommended approval with addition of a conditional overlay.

c. Planning & Zoning Commission Report

Planning & Zoning Commission Chair Mim James presented the report and recommended approval.

d. Public Hearing

No one spoke during the public hearing.

e. Ordinance

A motion was made by Council Member Husted and seconded by Council Member Crow, to refer item 6 back to the Planning & Zoning Commission.

The motion carried 3 to 0, with 1 recusal by Mayor Pro Tem Manassian.

Items 7, 8, and 9 were presented together and council voted in one motion.

7. **Discussion and possible action to approve an Engineering Services Agreement between the City of Dripping Springs and Burgess & Niple, Inc. to obtain professional engineering services for the designing, constructing, planning, acquiring, extending, upgrading, renovating, rehabilitating, replacing, and improving of the City's wastewater system, including projects that may be funded through the Texas Water Development Board (TWDB) and other state or federal funding programs.** *Sponsor: Mayor Bill Foulds, Jr.*

   A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to approve items 7, 8, and 9. The motion carried unanimously 4 to 0.

8. **Discussion and possible action to approve a Bond Counsel Professional Services Agreement between the City of Dripping Springs and McCall, Parkhurst & Horton L.L.P to obtain professional bond counsel services for possible loan, principal forgiveness, grant, and other financial assistance funding through the Texas Water Development Board (TWDB) and for legal opinions regarding evidences of indebtedness issued by the City for capital financing or refinancing with the TWDB.** *Sponsor: Mayor Bill Foulds, Jr.*

9. **Discussion and possible action to approve a Financial Advisory Contract between the City of Dripping Springs and SAMCO Capital Markets Inc. to provide financial advisory services.** *Sponsor: Mayor Bill Foulds, Jr.*

10. **Discussion and possible action to approve Change Order No. 1 for the South Collector Project to include Optional Bid Items No. 1 and No. 2 for Clearing & Grubbing and Silt Fencing. Upon approval, Change Order No. 1 will become effective upon execution of the awarded construction contract between the City of Dripping Springs and Santa Clara Construction, Ltd. for the South Collector Project.** *Sponsor: Mayor Bill Foulds, Jr.*

    A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to approve Change Order No. 1 contingent upon execution of the contract with Santa Clara Construction. The motion carried unanimously 4 to 0.

11. **Discussion and possible action regarding the appointment of Bruce Moulton as the representative of the Hays Trinity Groundwater Conservation District to the Utility Commission and the re-appointment of Charlie Busbey for terms ending June 30, 2028.**

    A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to approve the appointment of Bruce Moulton and the reappointment of Charlie Busbey to the Utility Commission. The motion carried unanimously 4 to 0.

12. **Discussion and possible action regarding approval of Employee Benefits Plans for medical, dental, and life policies the City of Dripping Springs and authorize the mayor to finalize the agreement.** *Sponsor: Mayor Bill Foulds, Jr.*

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to approve the Employee Benefits Plans as presented. The motion carried unanimously 4 to 0.

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), 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.

Council did not meet in Closed Session.

ADJOURN

A motion was made by Mayor Pro Tem Manasssian and seconded by Council Member Husted, to adjourn the meeting. The motion carried unanimously 4 to 0.

The meeting was adjourned at 7:48 p.m.

APPROVED ON: ***Month, XX, 202X***

Bill Foulds, Jr., Mayor

ATTEST:

Diana Boone, City Secretary

City Council Special Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Tuesday, September 01, 2026, at 5:30 PM

DRAFT MINUTES

CALL TO ORDER & ROLL CALL

With a quorum of Council Member present, Mayor Foulds called the meeting to order at 5:33 p.m.

City Council Members
Mayor Bill Foulds, Jr.
Mayor Pro Tem Taline Manassian
Council Member Place 2 Ana Grace Husted
Council Member Place 3 Geoffrey Tahuahua
Council Member Place 4 Travis Crow (*arrived at 6:16 p.m.*)
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 Aniz Alani
City Secretary Diana Boone
IT Director Jason Weinstock
Utilities Director Gray Lahrman
Planning Director Tory Carpenter
DSVB Manager Pam King
Finance Manager Glori Rivas
Finance Analyst Peyton Guillory
Community Events Coordinator Johnna Krantz
City Engineer Chad Gilpin
Parks & Community Services Director Andy Binz
Parks & Community Services Assistant Director Emily Nelson
People & Communications Director Lisa Sullivan
TIRZ Project Manager Keenan Smith
Planning & Zoning Commission Chair Mim James
TIRZ Board Member Susan Kimball

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Tahuahua.

PRESENTATION OF CITIZENS

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Eric Gomez Attorney with Braun & Gresham spoke on behalf of homeowners in the Oak Springs neighborhood, presenting concerns regarding the compliance of a manufactured or modular home with SF-1 zoning ordinance.

Nancy Heintz with Hays County Homeless Coalition spoke regarding the observance of Homelessness Awareness Month from September 1st to October 10th.

Betty Zavala, the property owner of the manufactured/modular home spoke in response to the comments made by Eric Gomez.

PROCLAMATIONS & PRESENTATIONS

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

1. **Proclamation of the City of Dripping Springs proclaiming the months of September - November 2026 and March - May 2026, as "Lights Out Migratory Months" in the City of Dripping Springs, Texas.** *Sponsor: Council Member Taline Manassian*

   The proclamation was read by City Administrator Michelle Fischer and presented to Community Events Coordinator Johnna Krantz.

   Item 2 was skipped.

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 July 7, 2026 City Council regular meeting minutes.**

4. **Approval of the July 14, 2026 City Council special meeting minutes.**

5. **Approval of the July 2026 Treasurer's Report.** *Deputy City Administrator, Shawn Cox*

6. **Approval of authorizing the Mayor to cast the City's votes in the Texas Municipal League Intergovernmental Risk Pool Board of Trustees Election for Places 1, 2, 3, and 4.**

7. **Approval of an ordinance approving the Heritage Public Improvement District 2026 Annual Service and Assessment Plan Update, including updated assessment rolls; authorizing required filing and posting; making findings; providing a cumulative repealer clause; providing a severability clause; and providing an effective date.**

Council Member Husted asked to remove item 7 from the Consent Agenda to be considered separate.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to approve Consent Agenda items 3 through 6. The motion carried unanimously 4 to 0.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to approve Consent Agenda item 7. The motion carried 3 to 0, with 1 recusal by Council Member Husted.

BUSINESS AGENDA

8. **Discussion and possible action to award RFB 2026-05 Wayfinding and Signage Improvements Project, for the construction and installation of twenty (20) Wayfinding Signs and three (3) Gateway Monument Signs, to Fazzone Builders, Inc. dba Southwest Monument and Sign in the amount of $260,200, and to authorize the City Administrator to finalize and execute an agreement with the selected bidder.** *Sponsor: Mayor Pro Tem Taline Manassian*

Council Member Crow arrived during the presentation of this item.

The following people spoke in favor of the Wayfinding and Signage Improvements Project during the Public Hearing: Tom Crawford owner of Vintage Soul, Rebecca Atkins owner of Summer Revival, and Melissa Starr owner of Starrs on Mercer.

A motion was made by Council Member Parks and seconded by Mayor Pro Tem Manassian, to approve the Wayfinding Signage Improvement Project with condition of 2027 budget approval. The motion carried 3 to 2, with Council Members Husted and Tahuahua voting nay.

BUDGET WORKSHOP

2. **Presentation and discussion regarding the proposed Municipal Budget for Fiscal Year 2027.** *Deputy City Administrator, Shawn Cox*

Deputy City Administrator Shawn Cox presented and addressed council concerning a calculation error made on the 2026 tax rate worksheet and informed council about the appointment of a designated tax rate officer to certify the forms.

BUSINESS AGENDA

9. **Discussion and possible action on selecting a provider for Strategic Planning Services and approving the corresponding Professional Services Agreement with either Berkley Group, LLC, in an amount not to exceed $15,000.00, or Civic Collaboration LLC, in an amount not to exceed $18,150.00, and authorizing the City Administrator to finalize and execute the selected Agreement.** *Sponsor: Mayor Bill Foulds, Jr.*

Council heard presentations by Paul Hofmann, Executive Manager with Berkley Group LLC; and Diane Miller, owner of Civic Collaboration. After the presentations, the item was discussed but no action was taken at this time.

10. **Update, discussion, and possible action regarding The Stephenson and Downtown Parking Lot construction and operations budgets.** *Sponsor: Mayor Pro Tem Taline Manassian*

Presentation only. No action was taken.

11. **Public hearing regarding the proposed 2026 ad valorem tax rate and levy of $0.2729 per $100 of taxable value of all taxable property within the City of Dripping Springs, consisting of a $0.0461 debt-service tax rate and a $0.2268 maintenance-and-operations tax rate.**

Heather Oktay spoke concerning calculation errors on the tax rate worksheet.

Ehran Oktay spoke concerning the INS rate.

No action was taken.

12. **Public hearing and consideration of approval regarding an Ordinance of the City of Dripping Springs, Texas, adopting the 2026-2027 Fiscal Year Municipal Budget; funding municipal services and authorizing expenditures.**

a. Staff Report

The Staff Report was presented by Deputy City Administrator Shawn Cox.

b. Public Hearing

No one spoke during the Public Hearing.

c. Budget Ordinance

No action was taken.

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. **Comprehensive Plan Presentation.** *Planning Director Tory Carpenter*

No action was taken. Report is on file.

CLOSED SESSION

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Husted, to go into Closed Session for items 14 through 17, under Sections 551.071 and 551.072. The motion carried unanimously 5 to 0.

Closed Session began at 8:39 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), 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.

14. **Consultation with attorney related to legal issues pertaining to a Professional Services Agreement for Strategic Planning Services.** *(Consultation with Attorney, 551.071).*

15. **Discussion with attorney regarding legal issues and requirements pertaining to competitive procurement of goods and services.** (*Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072)*

16. **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)*

17. **Consultation with Attorney regarding legal issues related to potential amendments to the City's land development regulations applicable to industrialized housing**. *(Consultation with Attorney, 551.071)*

Closed Session ended at 9:31 p.m.

ADJOURN

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to adjourn the meeting. The motion carried unanimously 5 to 0.

The meeting was adjourned at 9:32 p.m.

APPROVED ON: ***Month, XX, 202X***

Bill Foulds, Jr., Mayor

ATTEST:

Diana Boone, City Secretary

City Council Special Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Tuesday, September 15, 2026, at 5:30 PM

DRAFT MINUTES

CALL TO ORDER & ROLL CALL

With a quorum of Council Members present, Mayor Foulds called the meeting to order at 5:30 p.m.

City Council Members
Mayor Bill Foulds, Jr.
Mayor Pro Tem Taline Manassian
Council Member Place 2 Ana Grace Husted
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
Deputy City Attorney Aniz Alani
City Secretary Diana Boone
Planning Director Tory Carpenter
IT Director Jason Weinstock
Utility Operations Manager Wacey Henager
DSRP Manager Lily Sellers
Finance Manager Glori Rivas
Maintenance Director Riley Sublett
Chase Winburn Human Resources Director
Parks & Community Services Director Andy Binz
Parks & Community Services Assistant Director Emily Nelson
People & Communications Director Lisa Sullivan
Emergency Preparedness & Homeland Security Director Roman Baligad

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Crow.

PRESENTATION OF CITIZENS

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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 declaring September 17th through September 23rd, 2026 as "Constitution Week".**

   The proclamation was read by Council Member Parks and presented to Jessica Rodriguez with the Daughters of the American Revolution, Sarah Pound Chapter.

BUDGET WORKSHOP

2. **Presentation and discussion regarding the proposed Municipal Budget for Fiscal Year 2027.** *Deputy City Administrator, Shawn Cox*

   Presentation only. 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.

3. **Approval of the July 21, 2026 City Council Special Meeting Minutes.**

4. **Approval of the July 28, 2026 City Council Special Meeting Minutes.**

5. **Approval of an amended Advance Funding Agreement with the Texas Department of Transportation for the Transportation Alternatives Set-Aside Program high-visibility crosswalk improvements project, including the City's administration of project procurement.**

   A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to approve Consent Agenda items 3 through 5.

   The motion carried unanimously 5 to 0.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to consider items 7 and 8 before item 6.

The motion carried unanimously 5 to 0.

BUSINESS AGENDA

Please note that the Business Agenda item order was revised during the meeting based on motions duly made and approved by council.

7. Consideration and possible action to designate the City Treasurer as the City of Dripping Springs' designated officer or employee for preparation, revision, certification, submission, and posting of the City's 2026 tax-rate calculation forms and supporting documentation; and to supersede any inconsistent prior designation for the 2026 tax year.

A motion was made by Council Member Crow and seconded by Mayor Pro Tem Manassian, to designate Shawn Cox as the City of Dripping Springs' designated officer or employee for preparation, revision, certification, submission, and posting the City's 2026 tax rate calculation forms and supporting documentation, and to supersede any inconsistent for the 2026 tax year.

The motion carried 3 to 2, with Council Members Husted and Tahuahua voting nay.

Roll Call Vote:
Mayor Pro Tem Manassian- Aye|
Council Member Husted – Nay
Council Member Tahuahua – Nay
Council Member Crow – Aye
Council Member Parks - Aye

8. Presentation, discussion, opportunity for public input, and possible action to rescind the City Council's August 18, 2026 action setting the previously proposed 2026 ad valorem tax rate; to consider corrected 2026 tax-rate calculation forms and supporting TIRZ/TIF documentation; to set a revised proposed 2026 ad valorem tax rate; and to direct the provision of the required notice, filings, and postings for Council consideration of tax-rate adoption on September 22, 2026.

a. Staff Report

Presented by Deputy City Administrator Shawn Cox.

b. Opportunity for Public Input

No one from the public provided input.

c. Consideration of Corrected Tax-Rate Calculation Forms

No action required.

d. Rescission of Previously Proposed Tax Rate

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to rescind council's August 18, 2026 action, setting a Proposed 2026 Ad Valorem Tax Rate of $.2729 per $100 of taxable value based on corrected TIF allocation inputs and revised tax rate calculations.

The motion carried 4 to 0, with 1 abstention by Council Member Tahuahua.

e. Setting of Revised Proposed Tax Rate

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, that the City Council set the City's Proposed 2026 Ad Valorem Tax Rate at $.219217 per $100 of taxable value consisting of maintenance and operation rate of $.173100 per $100 of taxable value and a debt service rate of $.046117 per $100 of taxable value.

The motion carried 3 to 1, with Council Member Tahuahua voting nay and Council Member Husted abstaining.

Roll call Vote:
Mayor Pro Tem Manassian – Aye
Council Member Husted – Abstained
Council Member Tahuahua – Nay
Council Member Crow – Aye
Council Member Parks - Aye

f. Direction Regarding Required Notice, Filings, and Postings

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to direct the City Treasurer and staff to provide the notice, filings, submissions, and website postings required for the City Council's September 22, 2026 consideration of adoption of the Proposed 2026 Ad Valorem Tax Rate.

The motion carried 4 to 1, with Council Member Tahuahua voting nay.

A motion was made by Council Member Husted and seconded by Council Member Tahuahua, to move item 9 to be considered next on the agenda.

The motion carried unanimously 5 to 0.

9. Public hearing, discussion, and possible action to approve a variance request from Chapter 26.01.009 Prohibited Signs, (b) (17) Pole Signs, City of Dripping Springs Code of Ordinances, to allow two pole signs for Short Mama's Bistro located at 101 College Street. *Applicant: Patrick Fox, Owner.*

a. Presentation

City Administrator Michelle Fischer presented, and owner Patrick Fox was in the audience to answer questions.

b. Sign Administrator's Report

City Administrator Michelle Fischer presented and recommended approval of the variance to allow the two proposed pole signs with the condition that a monument sign will not be installed on the property.

c. Public Hearing

No one spoke during the Public Hearing.

d. Variance to allow pole signs

A motion was made by Council Member Husted and seconded by Council Member Parks, to approve as the variance request from Chapter 26.01.009 Prohibited Signs, (b) (17) Pole Signs, City of Dripping Springs Code of Ordinances, to allow two pole signs for Short Mama's Bistro located at 101 College Street as well as waiving application fees that may come up for this specific variance request, with the conditions recommended by staff.

The motion carried unanimously 5 to 0.

6. Presentation, discussion, opportunity for public input, and possible action on the revised proposed Fiscal Year 2026–2027 municipal budget and a draft ordinance adopting the budget, including revisions resulting from corrected 2026 TIRZ/TIF tax-rate calculations; authorizing budgeted expenditures and transfers subject to applicable law and City policy; providing for filing and posting; and providing an effective date.

a. Staff Report

The Staff Report was presented by Deputy City Administrator Shawn Cox.

The mayor called for a 5 minute recess.

The recess began at 6:56 p.m. and ended at 6:59 p.m.

b. Opportunity for Public Input

No one from the public provided input.

c. Budget Ordinance

Council asked specific questions, but no action was taken.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to consider items 11 and 12 in advance of item 10.

The motion carried unanimously 5 to 0.

11. Discussion and possible action regarding approval of Task Authorization No. 1 with Burgess & Niple, Inc. for engineering services related to the TPDES Major Permit Amendment for the South Regional Wastewater System/Water Reclamation Facility, TCEQ Permit No. WQ0014488003, in an amount not to exceed $200,000.00. *Sponsor: Mayor Bill Foulds, Jr.*

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to approve Task Order No.1 with Burgess & Niple, Inc. for engineering services related to the TPDES permit ending in 003 in an amount not to exceed $200,000 and authorize city administrators to execute the task authorization.

The motion carried unanimously 5 to 0.

12. Discussion and possible action regarding approval of a Consulting Services Agreement with Burgess and Niple, Inc. for the Community Impact Fee Program and Capital Improvements Plan Update in an amount not to exceed $98,900.00. *Sponsor: Mayor Bill Foulds, Jr.*

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to approve task authorization No.2 with Burgess & Niple for the Community Impact Fee Program and Capital Improvements Plan Update in an amount not to exceed $98,900 and authorize City Administrators to execute the task authorization.

The motion carried unanimously 5 to 0.

A motion was made by Council Member Parks and seconded by Council Member Tahuahua, to move item 14 up to be considered next on the agenda.

The motion carried unanimously 5 to 0.

14. Discussion and possible action to approve the use of Dripping Springs Ranch Park Fiscal Year 2025-26 funds to purchase a Skid Steer from Tellus Equipment for an amount not to exceed $58,601.48. *Sponsor: Council Member Sherrie Parks*

A motion was made by Council Member Parks and seconded by Mayor Pro Tem Manassian, to approve the use of Dripping Springs Ranch Park Fiscal Year 2025-26 funds to purchase a skid steer from Tellus Equipment for an amount not to exceed $58,601.48

The motion carried unanimously 5 to 0.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Husted, to move item 13 to be considered next on the agenda.

The motion carried unanimously 5 to 0.

13. Third Amended and Restated Wastewater Service and Impact Fee Agreement between the City of Dripping Springs and Hays County Development District No. 1, CF CSLK Caliterra LLC, and CF CSLK Carter LLC. *Sponsor: Mayor Pro Tem Taline Manassian*

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to approve the third amended and restated agreement with the revisions that were presented at the dais.

The motion carried unanimously 5 to 0.

A motion was made by Council Member Parks and seconded by Council Member Husted, to move item 15 to be considered next on the agenda.

The motion carried unanimously 5 to 0.

15. **Discuss and consider approval of an ordinance amending Appendix A, Article A1.000 (General Provisions), of the Dripping Springs Code of Ordinances to adopt revised Fiscal Year 2026–2027 fee schedules for Utilities, non-Chapter 437 Environmental Health services, Parks and Community Services, and The Stephenson; cross-reference existing utility rates adopted in Section 29.02.006; include the required TCEQ on-site wastewater treatment permit-application fee; direct staff to establish a Chapter 437 stakeholder-notice process, solicit feedback on proposed food-program fee and procedure changes, and return with recommendations for separate City Council consideration; and provide findings of fact, repealer, severability, codification, publication, effective date, and proper notice and meeting.** *Sponsor: Mayor Bill Foulds, Jr.*

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Husted, to approve the ordinance amendment as presented.

The motion carried unanimously 5 to 0.

10. **Public hearing and consideration of approval of an ordinance repealing and replacing Chapter 26 (Signs) of the City of Dripping Springs Code of Ordinances; adopting revised sign regulations, procedures, and appendices; preserving and recodifying existing project-specific master sign plans under Article 26.11; and providing findings, repealer, severability, codification, and an effective date.** *Sponsor: Mayor Bill Foulds, Jr.*

Mayor Pro Tem Manassian recused herself and stepped away from the dais.

No one spoke during the Public Hearing.

A motion was made by Council Member Husted and seconded by Council Member Parks, to approve an ordinance repealing and replacing Chapter 26 (Signs) of the City of Dripping Springs Code of Ordinances; adopting revised sign regulations, procedures, and appendices; preserving and recodifying existing project-specific master sign plans under Article 26.11; and providing findings, repealer, severability, codification, and an effective date.

The motion carried unanimously 4 to 0, with 1 recusal by Mayor Pro Tem Manassian.

16. **Discuss and consider approval of a resolution adopting the City of Dripping Springs Legislative Communications Policy, including the legislative priorities incorporated in Attachment "A"; superseding Resolution 2015-03 and Resolution No. 2025-R03; authorizing implementation; and providing an effective date.** *Sponsor: Mayor Bill Foulds, Jr.*

A motion was made by Council Member Husted and seconded by Council Member Parks, to approve a resolution adopting the City of Dripping Springs Legislative Communications Policy, including the legislative priorities incorporated in Attachment "A"; superseding Resolution 2015-03 and Resolution No. 2025-R03; authorizing implementation; and providing an effective date.

The motion carried unanimously 5 to 0.

CLOSED SESSION

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Husted, to go into Closed Session for item 17, under Section 551.074.

The motion carried unanimously 5 to 0.

Closed Session began at 9:20 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), 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.

17. **Deliberation regarding the evaluation, reassignment, compensation, and duties of individual City employees.** *Deliberation of Personnel Matters, 551.074.*

Closed Session ended at 9:58 p.m.

ADJOURN

A motion was made by Council Member Parks and seconded by Council Member Husted, to adjourn the meeting.

The motion carried unanimously 5 to 0.

The meeting was adjourned at 9:59 p.m.

APPROVED ON: Month, XX, 202X

Bill Foulds, Jr., Mayor

ATTEST:

Diana Boone, City Secretary

City Council Special Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Tuesday, September 22, 2026, at 5:30 PM

DRAFT MINUTES

CALL TO ORDER & ROLL CALL

With a quorum of Council Members present, Mayor Foulds called the meeting to order at 5:32 p.m.

City Council Members
Mayor Bill Foulds, Jr.
Mayor Pro Tem Taline Manassian
Council Member Place 2 Ana Grace Husted
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
Deputy City Attorney Aniz Alani
City Secretary Diana Boone
Planning Director Tory Carpenter
IT Director Jason Weinstock
Maintenance Director Riley Sublett
DSRP Manager Lily Sellers
Parks & Community Services Director Andy Binz
Parks & Community Services Assistant Director Emily Nelson
People & Communications Director Lisa Sullivan

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Parks.

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

1. **Presentation and discussion regarding the proposed Municipal Budget for Fiscal Year 2026-2027.** *Deputy City Administrator, Shawn Cox*

   Presentation and discussion only. 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.

2. **Approval of HDR PSA Amendment No. 4, for Old Fitzhugh Road, supplemental Construction Administration and Construction Engineering Support Services.** *Sponsor: Mayor Pro Tem Taline Manassian*

3. **Approval to authorize City Staff to exceed $50,000.00 worth of purchases from Chuck Nash for the replacement of a 2018 F-250 utilizing vehicle replacement funds.** *Sponsor: Mayor Bill Foulds, Jr.*

   A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to approve items 2 and 3 on the Consent Agenda.

   The motion carried unanimously 5 to 0.

BUSINESS AGENDA

Please note that the Business Agenda item order was revised during the meeting based on motions duly made and approved by council.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to move item 6 to be considered next, to the extent that it is considering the correction or revision of the 2026 tax rate calculation form.

The motion carried unanimously 5 to 0.

6. Public input, discussion, and possible action regarding the City's 2026 ad valorem tax rate, including consideration of corrected or revised 2026 tax-rate calculation forms and supporting TIRZ/TIF documentation; possible rescission or amendment of the City Council's September 15, 2026 action setting the City's proposed 2026 ad valorem tax rate; consideration and possible approval, pursuant to Texas Tax Code Section 26.05(a-1), of a debt-service tax rate of $0.046117 per $100 of taxable value, compared with the calculated debt rate of $0.007573 per $100 of taxable value, a difference of $0.038544 per $100 of taxable value, and the stated purpose for the resulting excess debt-service revenue; consideration and possible approval of a maintenance-and-operations tax rate of $0.173100 per $100 of taxable value; possible action to adopt and levy the City's 2026 ad valorem tax rate of $0.219217 per $100 of taxable value on all taxable property within the City; and possible action to direct recalculation of the voter-approval tax rate and any further notices, filings, and postings required by law.

a. Staff Report

The Staff Report was presented by Deputy City Administrator Shawn Cox.

No information was provided to suggest a need for modification of the 2026 Tax Rate Calculation Forms. No action was taken.

After the staff report was presented, a motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to return to item 4 to consider the budget next.

The motion carried unanimously 5 to 0.

4. Public hearing and consideration of approval of an Ordinance of the City of Dripping Springs, Texas, amending the 2025-2026 Fiscal Year Municipal Budget; funding municipal services and authorizing expenditures; providing for filing and posting; and providing an effective date.

a. Staff Report

The Staff Report was presented by Deputy City Administrator Shawn Cox.

b. Public Hearing

No one spoke during the Public Hearing.

c. Budget Amendment Ordinance

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to approve the Budget Amendment Ordinance referenced in item 4.

The motion carried unanimously 5 to 0.

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to reopen the Budget Workshop to continue discussing the supplemental items.

The motion carried unanimously 5 to 0.

1. Presentation and discussion regarding the proposed Municipal Budget for Fiscal Year 2026-2027. *Deputy City Administrator, Shawn Cox*

Council discussed and asked staff questions. No action was taken.

A motion was made by Council Member Tahuahua and seconded by Council Member Husted, to go into Closed Session regarding item 9 in accordance with Section 551.074, Deliberations of Personnel Matters.

The motion carried unanimously 5 to 0.

Closed Session began at 8:00 p.m.

9. Deliberation regarding the evaluation, reassignment, compensation, and duties of individual City employees. *Deliberation of Personnel Matters, 551.074.*

Closed Session ended at 8:26 p.m.

No action was taken during Closed Session.

5. Public hearing and consideration of approval of an Ordinance of the City of Dripping Springs, Texas, adopting the 2026-2027 Fiscal Year Municipal Budget; funding municipal services and authorizing expenditures; providing for filing and posting; and providing an effective date.

a. Staff Report

The Staff Report was presented by Deputy City Administrator Shawn Cox.

b. Public Hearing

No one spoke during the Public Hearing.

c. Ordinance

A motion was made by Council Member Husted and seconded by Council Member Parks, to adopt the 2026-2027 Fiscal Year Municipal Budget, funding municipal services and authorizing expenditures, providing for filing and posting, and providing an effective date.

The motion carried unanimously 5 to 0.

Roll Call Vote:

Mayor Pro Tem Manassian – Aye
Council Member Husted – Aye
Council Member Tahuahua – Aye

Council Member Crow – Aye
Council Member Parks - Aye

6. Public input, discussion, and possible action regarding the City's 2026 ad valorem tax rate, including consideration of corrected or revised 2026 tax-rate calculation forms and supporting TIRZ/TIF documentation; possible rescission or amendment of the City Council's September 15, 2026 action setting the City's proposed 2026 ad valorem tax rate; consideration and possible approval, pursuant to Texas Tax Code Section 26.05(a-1), of a debt-service tax rate of $0.046117 per $100 of taxable value, compared with the calculated debt rate of $0.007573 per $100 of taxable value, a difference of $0.038544 per $100 of taxable value, and the stated purpose for the resulting excess debt-service revenue; consideration and possible approval of a maintenance-and-operations tax rate of $0.173100 per $100 of taxable value; possible action to adopt and levy the City's 2026 ad valorem tax rate of $0.219217 per $100 of taxable value on all taxable property within the City; and possible action to direct recalculation of the voter-approval tax rate and any further notices, filings, and postings required by law.

b. Opportunity for Public Input

No one from the public provided input.

c. Consideration of Corrected or Revised 2026 Tax-Rate Calculation Forms and Supporting TIRZ/TIF Documentation

No action required.

d. Consideration and Possible Action to Rescind or Amend the September 15, 2026 Proposed-Rate, if Necessary

No action required.

e. Consideration and Possible Action Under Texas Tax Code Section 26.05(a-1) to Approve the Proposed Debt-Service Tax Rate

A motion was made by Council Member Husted and seconded by Mayor Pro Tem Manassian, (pursuant to Texas Tax Code Section 26.05 a-1) to approve a debt service tax rate of $0.046117 per $100 of taxable value. The calculated debt rate is $0.007573 per $100 of taxable value. The proposed debt-service rate exceeds the calculated debt rate by $0.038544 per $100 of taxable value. The excess debt service revenue will be used solely to pay principal of and interest on the City's outstanding tax supported debt obligations and to maintain debt service reserves or other amounts required by the ordinances or documents governing those obligations.

The motion carried unanimously 5 to 0.

Roll Call Vote:

Mayor Pro Tem Manassian – Aye
Council Member Husted – Aye
Council Member Tahuahua – Aye

Council Member Crow – Aye
Council Member Parks - Aye

f. Consideration and Possible Action to Approve the Proposed Maintenance-and-Operations Tax Rate

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to approve a maintenance and operations tax rate of $0.173100 per $100 of taxable value.

The motion carried unanimously 5 to 0.

Roll Call Vote:

Mayor Pro Tem Manassian – Aye
Council Member Husted – Aye
Council Member Tahuahua – Aye
Council Member Crow – Aye
Council Member Parks - Aye

g. Consideration and Possible Action to Adopt and Levy the City's 2026 Ad Valorem Tax Rate

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to approve the 2026 Ad Valorem Tax Rate Ordinance, adopting and levying the City of Dripping Springs' 2026 Ad Valorem tax Rate of $0.219217 per $100 of taxable value on all taxable property within the City.

The motion carried unanimously 5 to 0.

Roll Call Vote:

Mayor Pro Tem Manassian – Aye
Council Member Husted – Aye
Council Member Tahuahua – Aye
Council Member Crow – Aye
Council Member Parks - Aye

h. Direction Regarding Voter-Approval-Rate Recalculation and Any Required Further Notice, Filings, and Postings

No action required.

7. Discuss and consider approval of a Resolution ratifying the property-tax increase reflected in the City of Dripping Springs Fiscal Year 2026–2027 Municipal Budget, if required by Texas Local Government Code Section 102.007(c); funding municipal purposes; authorizing expenditures; filing of budget; repealer; severability; effective date; and proper notice.

No action required.

CLOSED SESSION

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Crow, to go into Closed Session for item 8, under Section 551.071.

The motion carried unanimously 5 to 0.

Closed Session began at 8:35 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), 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.

8. **Consultation with City Attorney regarding legal advice concerning City authority, obligations, and potential legal issues related to public infrastructure and development matters.** *(Consultation with Attorney, 551.071)*

Closed Session ended at 8:49 p.m.

ADJOURN

A motion was made by Mayor Pro Tem Manassian and seconded by Council Member Parks, to adjourn the meeting.

The motion carried unanimously 5 to 0.

The meeting was adjourned at 8:50 p.m.

APPROVED ON: ***Month, XX, 202X***

Bill Foulds, Jr., Mayor

ATTEST:

Diana Boone, City Secretary

DRIPPING SPRINGS
Texas

To: Mayor Bill Foulds, Jr. and City Council, City of Dripping Springs

From: Shawn Cox, Deputy City Administrator

Date: November 3, 2026

RE: September 2026 City Treasurer's Report

General Fund:

The General Fund received **$1,142,672** in revenues for September.

General Fund revenues are in line with the adopted/projected budget. Line items of note include:

- 100-000-40000: Ad Valorem Tax – $4,964,114.17 was collected in FY 2026, which is $1,675.19 less than projected.
- 100-000-40001: Sales Tax Revenue – $405,282 was received in September, of which $293,523 is considered City Revenues and is not allocated to either the Utility Fund or through agreements. This is a 0.04% increase from September 2025 receivables.
- 100-000-47000: Solid Waste Franchise Fees – The September deposit of $23,886 for Solid Waste Franchise Fees brings the total collection for the fiscal year to $86,898, $23,886 more than projected.
- 100-000-46000: FEMA – In September, the City received the close out payment for the 2015 flood event, in the amount of $73,864.
- 100-201-43029: Fire Inspections – For FY 2026, $250,000 was projected to be collected in Fire Inspection Fees. The September collection of $22,032 brought the total for the year to $271,512.
- 100-201-43031: Building Code Fees – $2,080,000 was projected for FY 2026. For the fiscal year, $2,134,991 was collected ($54,991 more than anticipated).

General Fund expenditures are in line with the amended budget. Line items of note include:

- 100-200-62002: Engineering & Surveying – This line item, at the moment, shows to be over budget by $22,754. There are still a couple of invoices for September being processed which could utilize this line item. Any overages will be covered though the Street Improvement & Maintenance line items and corrected in a journal entry.
- 100-304-64006: Fleet Acquisition – In September, Council approved the purchase of a replacement maintenance truck from the Vehicle Replacement Fund. The purchase was originally hit against this line item but will be move to the Vehicle Fund via a journal entry.

Utility Fund:

The Utility Fund received **$2,592,727** in revenues for September.

Utility Fund revenues are in line with the adopted/projected budget. Line items of note include:

- 400-300-43018: Wastewater Service Fees – The Utility Fund collected $128,198 in Wastewater Service Fees in September.
- 400-301-43041: Water Usage – For FY 2026, 968,153 was collected. This is $168,153 more than projected.

- 400-320-41003: Cable Franchise Fee – The City received $29,753 in Cable Franchise fees in September. With this the total collected for the year was $129,863, which is $137 less than projected.
- 400-320-47009: Sales Tax – While this line item is labeled sales tax, the $2,500,000 transfer from the General Fund what deposited here.
- 400-330-47008: Transfer from TWDB – The revenues from Outlay #5 were transferred into the Utility account after being received from the TWDB. This is a refund of costs associated with the treatment plant project.

Utility Fund expenditures are in line with the amended budget.

Dripping Springs Ranch Park (DSRP):

The Ranch Park received **$484,662** in September. Please note this does not include the September CivicRec deposits, which were made in October.

DSRP revenues are in line with the amended budget. Line items of note include:

- 200-401-43012: Facility Rental Fees – $130,272 was collected in FY 2026, $782 more than projected.
- 200-401-44008: Program Fees – For Fy 2026, $71,000 was projected to be collected. Collections for the fiscal year total $78,752, $7,752 more than projected.

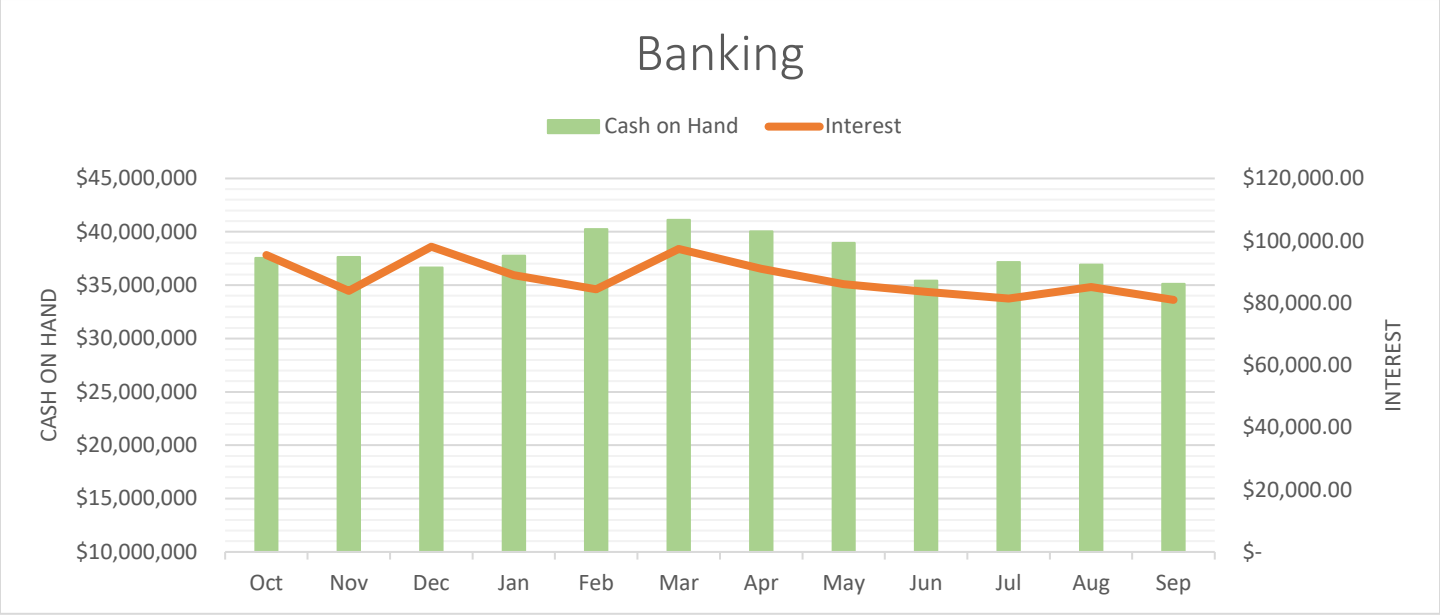
DSRP expenditures are in line with the amended budget. Line items of note include:

- 200-401-60005: Camp Staff – The $122,990 expenditure in September is due to Camp salaries being paid from the General Fund though out the year. A year end transfer is completed once all camp salary costs are known.
- 200-401-71008: DSRP Improvements – This line item currently shows to be over budget by $131,529. However, there are charges hitting against this line item which should be charged against another line item. The flat work being installed at the DSRP is a good example. The $81,046 charged against this line item will be reallocated. These charges will be corrected through a fund transfer and journal entry.

Banking:

On September 30th, the City's cash balance was **$35.12 Million**. This is a 4.9% decrease from the previous month's cash balance. A total of **$80,980.05** was collected in interest revenues in September.

DRIPPING SPRINGS
Texas



City of Dripping Springs, TX

Budget Report
Account Summary

For Fiscal: FY 2025-2026 Period Ending: 09/30/2026

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 100 - General Fund							
Revenue							
Department: 000 - Undesignated							
100-000-40000	Ad Valorem Tax	4,933,596.36	4,965,789.36	18,291.40	4,964,114.17	-1,675.19	0.03 %
100-000-40001	Sales Tax Revenue	4,600,000.00	5,039,464.00	405,282.08	5,039,464.03	0.03	100.00 %
100-000-40006	Ad Valorem Tax Penalty/Interest	4,000.00	26,737.00	-6,863.29	19,874.18	-6,862.82	25.67 %
100-000-41000	Solid Waste Franchise Fee	60,000.00	63,011.00	23,886.26	86,897.69	23,886.69	137.91 %
100-000-42000	Alcohol Permit Fees	5,000.00	2,942.00	112.50	3,055.00	113.00	103.84 %
100-000-46000	FEMA	0.00	0.00	73,864.17	81,413.96	81,413.96	0.00 %
100-000-46001	Other Revenues	40,000.00	40,000.00	-260,829.58	86,420.33	46,420.33	216.05 %
100-000-46002	Interest	175,000.00	164,300.00	11,921.35	164,216.04	-83.96	0.05 %
100-000-46013	Opioid Abatement	0.00	0.00	0.00	62.68	62.68	0.00 %
100-000-46014	Transportation Improvements Reim	1,850,000.00	1,850,000.00	0.00	190,623.58	-1,659,376.42	89.70 %
100-000-47005	Transfer from HOT Fund	3,496.00	3,496.00	0.00	0.00	-3,496.00	100.00 %
100-000-47010	Transfer from Wastewater Fund	281,199.17	281,199.17	0.00	0.00	-281,199.17	100.00 %
100-000-47019	Transfer from Series 2025	690,948.00	690,948.00	690,948.00	690,948.00	0.00	0.00 %
	Department: 000 - Undesignated Total:	**12,643,239.53**	**13,127,886.53**	**956,612.89**	**11,327,089.66**	**-1,800,796.87**	**13.72%**
Department: 105 - Communications							
100-105-46006	Merchandise	0.00	0.00	-3.13	2,456.61	2,456.61	0.00 %
	Department: 105 - Communications Total:	**0.00**	**0.00**	**-3.13**	**2,456.61**	**2,456.61**	**0.00%**
Department: 200 - Planning & Development							
100-200-42001	Health Permits/Inspections	60,000.00	55,000.00	2,265.00	52,210.00	-2,790.00	5.07 %
100-200-43000	Site Development Fees	50,000.00	354,062.00	0.00	354,061.79	-0.21	0.00 %
100-200-43002	Zoning Fees	65,000.00	135,616.00	0.00	0.00	-135,616.00	100.00 %
100-200-43030	Subdivision Fees	459,825.00	614,191.00	7,000.00	621,190.61	6,999.61	101.14 %
	Department: 200 - Planning & Development Total:	**634,825.00**	**1,158,869.00**	**9,265.00**	**1,027,462.40**	**-131,406.60**	**11.34%**
Department: 201 - Building							
100-201-42001	Health Permit	0.00	0.00	0.00	-350.00	-350.00	0.00 %
100-201-42007	Sign Permits	0.00	0.00	19,261.38	154,877.45	154,877.45	0.00 %
100-201-43029	Fire Inspections	40,000.00	250,000.00	22,032.00	271,511.70	21,511.70	108.60 %
100-201-43031	Building Code Fees	1,500,000.00	2,080,000.00	131,381.00	2,134,991.13	54,991.13	102.64 %
	Department: 201 - Building Total:	**1,540,000.00**	**2,330,000.00**	**172,674.38**	**2,561,030.28**	**231,030.28**	**9.92%**
Department: 304 - Maintenance							
100-304-43050	Street/ROW Fee	0.00	0.00	0.00	200.00	200.00	0.00 %
	Department: 304 - Maintenance Total:	**0.00**	**0.00**	**0.00**	**200.00**	**200.00**	**0.00%**
Department: 400 - Parks & Recreation							
100-400-44000	Sponsorships & Donations	6,000.00	8,194.00	0.00	1,250.00	-6,944.00	84.74 %
100-400-44001	Community Service Fees	1,375.00	2,925.00	100.00	2,925.00	0.00	0.00 %
100-400-44002	Program & Event Fees	8,800.00	5,575.00	0.00	5,750.00	175.00	103.14 %
100-400-44004	Park Rental Income	19,000.00	12,055.00	5,020.00	23,467.00	11,412.00	194.67 %
100-400-47002	Transfer from Parkland Dedication	116,610.00	220,500.00	0.00	0.00	-220,500.00	100.00 %
100-400-47003	Transfer from Landscaping Fund	60,000.00	0.00	0.00	0.00	0.00	0.00 %
100-400-47005	Transfer from HOT Fund	16,500.00	16,500.00	0.00	0.00	-16,500.00	100.00 %
100-400-47014	Transfer from Parkland Developme	392,690.61	64,999.61	0.00	0.00	-64,999.61	100.00 %
	Department: 400 - Parks & Recreation Total:	**620,975.61**	**330,748.61**	**5,120.00**	**33,392.00**	**-297,356.61**	**89.90%**
Department: 402 - Aquatics							
100-402-44003	Aquatic Fees	32,750.00	43,098.00	-35.00	43,098.00	0.00	0.00 %
100-402-44004	Park Rental Income	22,238.75	5,059.75	0.00	5,060.00	0.25	100.00 %
100-402-46006	Merchandise Sales	0.00	0.00	0.00	341.46	341.46	0.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-402-46012	Reimbursement of Utility Costs	0.00	5,110.00	-2,550.00	-380.00	-5,490.00	107.44 %
	Department: 402 - Aquatics Total:	**54,988.75**	**53,267.75**	**-2,585.00**	**48,119.46**	**-5,148.29**	**9.66%**
Department: 404 - Founders Day							
100-404-43012	FD Facility Rental	10,000.00	8,489.00	0.00	8,888.68	399.68	104.71 %
100-404-45000	FD Craft/Business Booths	12,150.00	14,725.00	-1,162.50	17,675.00	2,950.00	120.03 %
100-404-45001	FD Food Booths	1,612.50	1,612.50	0.00	1,612.50	0.00	0.00 %
100-404-45002	FD BBQ Cooker Registration Fees	6,650.00	6,700.00	0.00	6,700.00	0.00	0.00 %
100-404-45003	FD Carnival	20,000.00	20,796.00	0.00	20,796.43	0.43	100.00 %
100-404-45004	FD Parade Registration Fees	0.00	1,960.00	0.00	1,960.00	0.00	0.00 %
100-404-45005	FD Sponsorships	120,000.00	121,300.00	2,750.00	122,819.00	1,519.00	101.25 %
100-404-45006	FD Parking Fees	0.00	1,447.00	0.00	1,446.65	-0.35	0.02 %
100-404-45007	FD Electric Fees	3,300.00	3,210.00	0.00	3,210.00	0.00	0.00 %
	Department: 404 - Founders Day Total:	**173,712.50**	**180,239.50**	**1,587.50**	**185,108.26**	**4,868.76**	**2.70%**
	Revenue Total:	**15,667,741.39**	**17,181,011.39**	**1,142,671.64**	**15,184,858.67**	**-1,996,152.72**	**11.62%**
Expense							
Department: 000 - Undesignated							
100-000-60000	Salaries	4,248,369.20	4,120,918.20	0.00	0.00	4,120,918.20	100.00 %
100-000-61000	Health Insurance	394,103.32	382,280.32	2,313.15	80,722.73	301,557.59	78.88 %
100-000-61001	Dental Insurance	0.00	0.00	0.00	2.67	-2.67	0.00 %
100-000-61002	Medicare	0.00	0.00	0.00	84.61	-84.61	0.00 %
100-000-61003	Social Security	0.00	0.00	0.00	361.92	-361.92	0.00 %
100-000-61004	Unemployment	0.00	0.00	0.00	100.22	-100.22	0.00 %
100-000-61005	Federal Withholding	333,759.29	323,746.29	0.00	0.00	323,746.29	100.00 %
100-000-61006	TMRS	239,938.88	232,740.88	0.00	26.33	232,714.55	99.99 %
100-000-62009	Human Resources Consultant	32,000.00	36,000.00	1,851.67	35,895.93	104.07	0.29 %
100-000-62015	Law Enforcement	10,000.00	0.00	0.00	0.00	0.00	0.00 %
100-000-63004	Dues, Fees & Subscriptions	104,047.85	160,000.00	15,527.22	152,111.57	7,888.43	4.93 %
100-000-63005	Training/Continuing Education	100,000.00	70,000.00	8,712.93	60,875.69	9,124.31	13.03 %
100-000-64000	Office Supplies	30,000.00	34,200.00	1,783.92	34,200.00	0.00	0.00 %
100-000-64004	Office Furniture and Equipment	10,016.00	10,016.00	1,509.62	1,509.62	8,506.38	84.93 %
100-000-66002	Postage & Shipping	4,500.00	4,500.00	264.88	3,477.41	1,022.59	22.72 %
100-000-68004	Animal Control	3,400.00	6,800.00	0.00	6,800.00	0.00	0.00 %
100-000-69002	Economic Development	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
100-000-70001	Mileage	2,000.00	500.00	0.00	125.43	374.57	74.91 %
100-000-70002	Contingencies/Emergency Fund	50,000.00	20,000.00	0.00	1,995.05	18,004.95	90.02 %
100-000-70003	Other Expenses	10,000.00	5,000.00	258.50	3,792.88	1,207.12	24.14 %
100-000-70012	FEMA	0.00	0.00	0.00	448.00	-448.00	0.00 %
100-000-90000	Transfer to Reserve Fund	300,000.00	300,000.00	300,000.00	300,000.00	0.00	0.00 %
100-000-90002	Transfer to TIRZ	705,585.10	832,193.10	793,659.33	793,659.33	38,533.77	4.63 %
100-000-90011	Transfer to Capital Improvements	300,000.00	150,000.00	150,000.00	150,000.00	0.00	0.00 %
100-000-90013	Transfer to Vehicle Replacement Fu	162,679.00	152,336.00	152,336.00	152,336.00	0.00	0.00 %
100-000-90015	Transfer to Farmers Marke	17,765.75	17,765.75	17,766.00	17,766.00	-0.25	0.00 %
	Department: 000 - Undesignated Total:	**7,063,164.39**	**6,863,996.54**	**1,445,983.22**	**1,796,291.39**	**5,067,705.15**	**73.83%**
Department: 100 - City Council/Boards & Commissions							
100-100-63004	Dues, Fees & Subscriptions	0.00	0.00	0.00	7,450.00	-7,450.00	0.00 %
100-100-64004	Office Furniture and Equipment	0.00	0.00	0.00	1,160.50	-1,160.50	0.00 %
100-100-69000	Family Violence Center	7,000.00	7,000.00	0.00	0.00	7,000.00	100.00 %
100-100-69008	Land Acquisition	10,000.00	0.00	0.00	0.00	0.00	0.00 %
	Department: 100 - City Council/Boards & Commissions Total:	**17,000.00**	**7,000.00**	**0.00**	**8,610.50**	**-1,610.50**	**-23.01%**
Department: 101 - City Administrators Office							
100-101-60000	Regular Employees	0.00	0.00	57,631.18	782,848.70	-782,848.70	0.00 %
100-101-60002	Overtime	0.00	0.00	50.03	1,829.60	-1,829.60	0.00 %
100-101-60003	On Call Pay	0.00	0.00	0.00	200.00	-200.00	0.00 %
100-101-61000	Health Insurance	0.00	0.00	2,136.48	31,823.71	-31,823.71	0.00 %
100-101-61001	Dental Insurance	0.00	0.00	121.72	1,995.46	-1,995.46	0.00 %
100-101-61002	Medicare	0.00	0.00	786.78	10,687.31	-10,687.31	0.00 %
100-101-61003	Social Security	0.00	0.00	3,364.16	41,892.56	-41,892.56	0.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-101-61004	Unemployment	0.00	0.00	0.00	1,040.15	-1,040.15	0.00 %
100-101-61006	TMRS	0.00	0.00	3,374.35	44,986.92	-44,986.92	0.00 %
Department: 101 - City Administrators Office Total:		**0.00**	**0.00**	**67,464.70**	**917,304.41**	**-917,304.41**	**0.00%**
Department: 102 - City Secretary							
100-102-60000	Regular Employees	0.00	0.00	11,064.82	136,258.80	-136,258.80	0.00 %
100-102-60001	Part-time Employees	0.00	0.00	1,701.00	20,852.90	-20,852.90	0.00 %
100-102-60002	Overtime	0.00	0.00	25.17	101.08	-101.08	0.00 %
100-102-61000	Health Insurance	0.00	0.00	1,042.84	12,778.15	-12,778.15	0.00 %
100-102-61001	Dental Insurance	0.00	0.00	80.20	982.45	-982.45	0.00 %
100-102-61002	Medicare	0.00	0.00	178.04	2,209.46	-2,209.46	0.00 %
100-102-61003	Social Security	0.00	0.00	761.33	9,447.68	-9,447.68	0.00 %
100-102-61004	Unemployment	0.00	0.00	0.00	584.19	-584.19	0.00 %
100-102-61006	TMRS	0.00	0.00	648.78	7,952.16	-7,952.16	0.00 %
100-102-62000	Municipal Election	8,000.00	4,200.00	0.00	4,148.62	51.38	1.22 %
100-102-62018	Code Publication	6,500.00	6,500.00	0.00	0.00	6,500.00	100.00 %
100-102-64032	Meeting Supplies	9,360.00	11,000.00	2,105.68	11,604.92	-604.92	-5.50 %
100-102-66003	Public Notices	4,200.00	4,200.00	458.80	3,493.05	706.95	16.83 %
100-102-69003	Records Management	2,500.00	3,000.00	696.31	3,353.56	-353.56	-11.79 %
Department: 102 - City Secretary Total:		**30,560.00**	**28,900.00**	**18,762.97**	**213,767.02**	**-184,867.02**	**-639.68%**
Department: 103 - Courts							
100-103-62003	Muni Court Attorney/ Judge	15,500.00	8,000.00	1,000.00	6,500.00	1,500.00	18.75 %
Department: 103 - Courts Total:		**15,500.00**	**8,000.00**	**1,000.00**	**6,500.00**	**1,500.00**	**18.75%**
Department: 104 - City Attorney							
100-104-60000	Regular Employees	0.00	0.00	13,122.94	196,203.29	-196,203.29	0.00 %
100-104-61000	Health Insurance	0.00	0.00	566.64	8,590.32	-8,590.32	0.00 %
100-104-61001	Dental Insurance	0.00	0.00	40.10	621.55	-621.55	0.00 %
100-104-61002	Medicare	0.00	0.00	154.36	2,421.55	-2,421.55	0.00 %
100-104-61003	Social Security	0.00	0.00	660.04	10,354.32	-10,354.32	0.00 %
100-104-61004	Unemployment	0.00	0.00	0.00	144.00	-144.00	0.00 %
100-104-61006	TMRS	0.00	0.00	767.70	11,420.72	-11,420.72	0.00 %
100-104-62003	Special Counsel and Consultants	12,000.00	9,000.00	1,394.80	12,630.26	-3,630.26	-40.34 %
Department: 104 - City Attorney Total:		**12,000.00**	**9,000.00**	**16,706.58**	**242,386.01**	**-233,386.01**	**-2,593.18%**
Department: 105 - Communications							
100-105-60000	Regular Employees	0.00	0.00	19,297.95	251,494.26	-251,494.26	0.00 %
100-105-60002	Overtime	0.00	0.00	200.19	2,064.89	-2,064.89	0.00 %
100-105-61000	Health Insurance	0.00	0.00	1,587.72	20,631.20	-20,631.20	0.00 %
100-105-61001	Dental Insurance	0.00	0.00	120.30	1,563.90	-1,563.90	0.00 %
100-105-61002	Medicare	0.00	0.00	279.08	3,629.26	-3,629.26	0.00 %
100-105-61003	Social Security	0.00	0.00	1,193.30	15,518.17	-15,518.17	0.00 %
100-105-61004	Unemployment	0.00	0.00	0.00	431.98	-431.98	0.00 %
100-105-61006	TMRS	0.00	0.00	1,140.64	14,778.28	-14,778.28	0.00 %
100-105-63039	Employee Engagement	5,000.00	5,800.00	319.12	6,146.51	-346.51	-5.97 %
100-105-66000	Website	11,930.00	13,208.00	2,244.87	15,452.70	-2,244.70	-17.00 %
100-105-66005	Public Relations	15,000.00	15,000.00	662.63	13,852.16	1,147.84	7.65 %
Department: 105 - Communications Total:		**31,930.00**	**34,008.00**	**27,045.80**	**345,563.31**	**-311,555.31**	**-916.12%**
Department: 106 - IT							
100-106-60000	Regular Employees	0.00	0.00	7,117.80	92,737.80	-92,737.80	0.00 %
100-106-61000	Health Insurance	0.00	0.00	540.24	7,020.82	-7,020.82	0.00 %
100-106-61001	Dental Insurance	0.00	0.00	40.10	521.30	-521.30	0.00 %
100-106-61002	Medicare	0.00	0.00	103.02	1,342.26	-1,342.26	0.00 %
100-106-61003	Social Security	0.00	0.00	440.52	5,739.56	-5,739.56	0.00 %
100-106-61004	Unemployment	0.00	0.00	0.00	144.00	-144.00	0.00 %
100-106-61006	TMRS	0.00	0.00	416.40	5,405.16	-5,405.16	0.00 %
100-106-64001	Office IT Equipment & Support	154,150.00	216,490.48	11,313.91	139,258.48	77,232.00	35.67 %
100-106-64002	Software	315,899.93	315,899.93	24,842.18	255,280.34	60,619.59	19.19 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-106-65000	Network/Phone	97,000.00	97,000.00	6,425.79	91,269.46	5,730.54	5.91 %
	Department: 106 - IT Total:	**567,049.93**	**629,390.41**	**51,239.96**	**598,719.18**	**30,671.23**	**4.87%**
Department: 107 - Finance							
100-107-60000	Regular Employees	0.00	0.00	30,980.45	353,629.93	-353,629.93	0.00 %
100-107-60002	Overtime	0.00	0.00	151.53	665.14	-665.14	0.00 %
100-107-61000	Health Insurance	0.00	0.00	2,597.48	28,145.94	-28,145.94	0.00 %
100-107-61001	Dental Insurance	0.00	0.00	199.08	2,146.91	-2,146.91	0.00 %
100-107-61002	Medicare	0.00	0.00	431.72	4,849.75	-4,849.75	0.00 %
100-107-61003	Social Security	0.00	0.00	1,846.01	20,736.87	-20,736.87	0.00 %
100-107-61004	Unemployment	0.00	0.00	58.53	741.92	-741.92	0.00 %
100-107-61006	TMRS	0.00	0.00	1,821.21	20,652.49	-20,652.49	0.00 %
100-107-62001	Financial Services	55,000.00	56,760.00	-10,000.00	46,760.00	10,000.00	17.62 %
100-107-64003	Uniforms	0.00	0.00	479.00	806.00	-806.00	0.00 %
100-107-67000	TML Liability Insurance	30,000.00	32,602.00	0.00	32,602.00	0.00	0.00 %
100-107-67001	TML Property Insurance	95,988.75	90,000.00	0.00	86,406.00	3,594.00	3.99 %
100-107-67002	TML Workmen's Comp Insurance	68,004.20	72,383.00	0.00	72,383.00	0.00	0.00 %
100-107-70001	Mileage	0.00	0.00	0.00	442.40	-442.40	0.00 %
100-107-80004	Series 2024	485,238.00	485,238.00	0.00	437,619.00	47,619.00	9.81 %
100-107-80005	Series 2025	424,392.65	424,392.65	529,800.00	897,219.00	-472,826.35	-111.41 %
100-107-90003	Transfer to Wastewater Utility Fund	920,000.00	2,500,000.00	1,573,163.61	2,500,001.00	-1.00	0.00 %
100-107-90004	SPA & ECO D Transfers	225,000.00	272,000.00	30,703.32	295,929.39	-23,929.39	-8.80 %
	Department: 107 - Finance Total:	**2,303,623.60**	**3,933,375.65**	**2,162,231.94**	**4,801,736.74**	**-868,361.09**	**-22.08%**
Department: 200 - Planning & Development							
100-200-60000	Regular Employees	0.00	0.00	20,185.61	262,833.44	-262,833.44	0.00 %
100-200-60002	Overtime	0.00	0.00	21.43	175.53	-175.53	0.00 %
100-200-61000	Health Insurance	0.00	0.00	1,592.76	20,693.37	-20,693.37	0.00 %
100-200-61001	Dental Insurance	0.00	0.00	120.30	1,563.90	-1,563.90	0.00 %
100-200-61002	Medicare	0.00	0.00	266.29	3,467.09	-3,467.09	0.00 %
100-200-61003	Social Security	0.00	0.00	1,138.64	14,824.91	-14,824.91	0.00 %
100-200-61004	Unemployment	0.00	0.00	0.00	432.00	-432.00	0.00 %
100-200-61006	TMRS	0.00	0.00	1,182.11	15,329.04	-15,329.04	0.00 %
100-200-62002	Engineering & Surveying	70,000.00	70,000.00	28,738.00	92,753.85	-22,753.85	-32.51 %
100-200-62005	Health Inspector	15,000.00	9,000.00	0.00	3,450.00	5,550.00	61.67 %
100-200-62006	Architectural & Landscape Consulta	5,000.00	2,500.00	0.00	0.00	2,500.00	100.00 %
100-200-62007	Historic District Consultant	0.00	0.00	75.00	150.00	-150.00	0.00 %
100-200-62010	Miscellaneous Consultant	0.00	0.00	0.00	6,649.53	-6,649.53	0.00 %
	Department: 200 - Planning & Development Total:	**90,000.00**	**81,500.00**	**53,320.14**	**422,322.66**	**-340,822.66**	**-418.19%**
Department: 201 - Building							
100-201-60000	Regular Employees	0.00	0.00	32,114.56	506,330.72	-506,330.72	0.00 %
100-201-60002	Overtime	0.00	0.00	193.54	2,139.33	-2,139.33	0.00 %
100-201-61000	Health Insurance	0.00	0.00	3,650.70	52,681.30	-52,681.30	0.00 %
100-201-61001	Dental Insurance	0.00	0.00	280.70	4,048.58	-4,048.58	0.00 %
100-201-61002	Medicare	0.00	0.00	443.35	7,001.70	-7,001.70	0.00 %
100-201-61003	Social Security	0.00	0.00	1,895.63	29,938.31	-29,938.31	0.00 %
100-201-61004	Unemployment	0.00	0.00	0.00	1,152.02	-1,152.02	0.00 %
100-201-61006	TMRS	0.00	0.00	1,890.02	29,634.15	-29,634.15	0.00 %
100-201-62004	Bldg. Inspector	750,000.00	750,000.00	161,747.50	635,992.50	114,007.50	15.20 %
100-201-62008	Lighting Consultant	2,000.00	5,100.00	379.50	5,422.50	-322.50	-6.32 %
100-201-62014	FireInspector	40,000.00	200,000.00	0.00	0.00	200,000.00	100.00 %
100-201-64003	Uniforms	0.00	0.00	1,765.93	3,676.00	-3,676.00	0.00 %
	Department: 201 - Building Total:	**792,000.00**	**955,100.00**	**204,361.43**	**1,278,017.11**	**-322,917.11**	**-33.81%**
Department: 300 - Wastewater							
100-300-71001	Transportation Improvement Proje	2,655,000.00	2,655,000.00	8,966.00	786,204.97	1,868,795.03	70.39 %
	Department: 300 - Wastewater Total:	**2,655,000.00**	**2,655,000.00**	**8,966.00**	**786,204.97**	**1,868,795.03**	**70.39%**
Department: 304 - Maintenance							
100-304-60000	Regular Employees	0.00	0.00	33,115.77	519,097.86	-519,097.86	0.00 %
100-304-60002	Overtime	0.00	0.00	2,165.17	21,444.29	-21,444.29	0.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-304-60003	On Call Pay	0.00	0.00	800.00	10,400.00	-10,400.00	0.00 %
100-304-61000	Health Insurance	0.00	0.00	3,644.56	58,354.17	-58,354.17	0.00 %
100-304-61001	Dental Insurance	0.00	0.00	240.60	4,220.45	-4,220.45	0.00 %
100-304-61002	Medicare	0.00	0.00	519.13	7,917.44	-7,917.44	0.00 %
100-304-61003	Social Security	0.00	0.00	2,219.76	33,853.86	-33,853.86	0.00 %
100-304-61004	Unemployment	0.00	0.00	0.00	1,346.97	-1,346.97	0.00 %
100-304-61006	TMRS	0.00	0.00	2,110.73	32,106.12	-32,106.12	0.00 %
100-304-63000	Office Maintenance/Repairs	94,200.00	94,200.00	5,737.87	95,750.27	-1,550.27	-1.65 %
100-304-63001	Equipment Maintenance	49,500.00	30,000.00	4,247.84	17,214.97	12,785.03	42.62 %
100-304-63002	Fleet Maintenance	130,000.00	130,000.00	32,841.98	108,368.64	21,631.36	16.64 %
100-304-63009	Street/ROW Maintenance	272,000.00	272,000.00	46,982.02	186,490.72	85,509.28	31.44 %
100-304-63018	Triangle/Veterans Park Maintenanc	0.00	0.00	0.00	14.88	-14.88	0.00 %
100-304-63023	General Maintenance	0.00	0.00	2,945.79	2,945.79	-2,945.79	0.00 %
100-304-64003	Uniforms	18,310.00	18,310.00	952.25	9,844.80	8,465.20	46.23 %
100-304-64006	Fleet Acquisition	0.00	0.00	55,181.61	55,181.61	-55,181.61	0.00 %
100-304-64008	Fuel	0.00	0.00	0.00	394.14	-394.14	0.00 %
100-304-64009	Maintenance Equipment	24,500.00	24,500.00	263.41	8,129.73	16,370.27	66.82 %
100-304-64010	Maintenance Supplies	10,000.00	10,000.00	930.79	7,167.87	2,832.13	28.32 %
100-304-65001	Street Electricty	20,000.00	22,000.00	3,896.79	21,886.36	113.64	0.52 %
100-304-65002	City Streets Water	4,000.00	4,500.00	0.00	2,975.18	1,524.82	33.88 %
100-304-65003	Office Electricty	15,000.00	13,500.00	2,804.22	12,611.22	888.78	6.58 %
100-304-65004	Office Water	3,000.00	1,000.00	159.04	957.02	42.98	4.30 %
100-304-65005	Stephenson Bldg Electric	1,500.00	1,000.00	511.27	1,337.86	-337.86	-33.79 %
100-304-65006	Stephenson Water	1,500.00	1,000.00	175.88	635.92	364.08	36.41 %
100-304-65009	Triangle Electric	0.00	0.00	76.50	382.50	-382.50	0.00 %
100-304-65015	Downtown Restroom Electric	2,000.00	1,000.00	181.03	775.63	224.37	22.44 %
100-304-65021	Downtown Restroom Water	2,000.00	1,200.00	232.86	1,195.23	4.77	0.40 %
100-304-65024	Office Wastewater	0.00	0.00	298.66	1,284.51	-1,284.51	0.00 %
100-304-69001	Lighting Compliance	2,000.00	0.00	0.00	0.00	0.00	0.00 %
100-304-71002	Street Improvements	690,948.00	1,035,626.00	16,295.00	601,921.40	433,704.60	41.88 %
100-304-71003	City Hall Improvements	0.00	0.00	0.00	17.98	-17.98	0.00 %
100-304-71014	Maintenance Yard Improvements	0.00	0.00	0.00	7,590.00	-7,590.00	0.00 %
	Department: 304 - Maintenance Total:	**1,340,458.00**	**1,659,836.00**	**219,530.53**	**1,833,815.39**	**-173,979.39**	**-10.48%**
Department: 400 - Parks & Recreation							
100-400-60000	Regular Employees	0.00	0.00	50,644.71	653,943.10	-653,943.10	0.00 %
100-400-60001	Part-time Employees	3,000.00	9,900.00	0.00	9,847.01	52.99	0.54 %
100-400-60002	Overtime	0.00	0.00	199.55	8,907.85	-8,907.85	0.00 %
100-400-60003	On Call Pay	0.00	0.00	800.00	10,400.00	-10,400.00	0.00 %
100-400-60005	Camp Staff	0.00	0.00	-119,942.46	0.00	0.00	0.00 %
100-400-60006	Camp Staff OT	0.00	0.00	-633.71	0.00	0.00	0.00 %
100-400-61000	Health Insurance	0.00	0.00	3,683.28	45,540.30	-45,540.30	0.00 %
100-400-61001	Dental Insurance	0.00	0.00	281.62	3,359.21	-3,359.21	0.00 %
100-400-61002	Medicare	0.00	0.00	760.84	11,460.46	-11,460.46	0.00 %
100-400-61003	Social Security	0.00	0.00	3,253.29	49,003.34	-49,003.34	0.00 %
100-400-61004	Unemployment	0.00	0.00	29.78	3,960.51	-3,960.51	0.00 %
100-400-61006	TMRS	0.00	0.00	3,021.21	38,468.66	-38,468.66	0.00 %
100-400-62011	Park Consultant	35,000.00	10,000.00	1,125.00	2,152.50	7,847.50	78.48 %
100-400-63004	Dues, Fees & Subscriptions	3,225.00	5,500.00	137.50	5,618.52	-118.52	-2.15 %
100-400-63011	Founders Park Lawn Maintenance	0.00	0.00	0.00	3,130.00	-3,130.00	0.00 %
100-400-63012	Charro Ranch Landscaping	0.00	0.00	0.00	10,640.00	-10,640.00	0.00 %
100-400-63013	General Parks Maintenance	25,000.00	31,000.00	1,037.00	30,982.01	17.99	0.06 %
100-400-63015	Founders Park/Pool Maintenance	44,000.00	34,000.00	4,713.73	22,639.15	11,360.85	33.41 %
100-400-63016	Sports & Rec Park Maintenance	43,500.00	33,500.00	793.37	9,435.48	24,064.52	71.83 %
100-400-63017	Charro Ranch Park Maintenance	25,700.00	15,700.00	640.00	2,540.00	13,160.00	83.82 %
100-400-63018	Triangle/Veterans Park Maintenanc	5,700.00	5,700.00	0.00	1,104.93	4,595.07	80.62 %
100-400-63036	Skate Park Maintenance	500.00	500.00	0.00	0.00	500.00	100.00 %
100-400-63045	Trail Maintenance & Repair	25,000.00	25,000.00	0.00	909.79	24,090.21	96.36 %
100-400-64003	Uniforms	0.00	0.00	360.39	1,348.22	-1,348.22	0.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-400-64005	Equipment Rental	5,000.00	9,000.00	0.00	8,907.26	92.74	1.03 %
100-400-64011	Park Supplies	27,000.00	27,000.00	589.62	14,452.94	12,547.06	46.47 %
100-400-64012	Charro Ranch Supplies	1,500.00	1,500.00	0.00	109.18	1,390.82	92.72 %
100-400-64014	Sports & Rec Park Supplies	400.00	400.00	0.00	0.00	400.00	100.00 %
100-400-64015	Park Program & Event Supplies	11,250.00	11,250.00	-186.66	9,089.34	2,160.66	19.21 %
100-400-64033	Rathgeber Supplies	1,504.00	1,504.00	0.00	611.82	892.18	59.32 %
100-400-65000	Network/Phone	8,568.00	8,658.00	0.00	0.00	8,658.00	100.00 %
100-400-65007	Portable Toilets	10,000.00	8,000.00	150.00	5,875.00	2,125.00	26.56 %
100-400-65009	Triangle Electric	500.00	0.00	0.00	0.00	0.00	0.00 %
100-400-65010	Triangle Water	500.00	500.00	246.24	563.09	-63.09	-12.62 %
100-400-65011	Sports & Rec Park Water	13,000.00	3,000.00	366.08	2,810.26	189.74	6.32 %
100-400-65012	Sports & Rec Park Electricty	2,500.00	2,500.00	-272.00	4,388.31	-1,888.31	-75.53 %
100-400-65023	Sports & Rec Park Wastewater	0.00	1,150.00	328.18	1,312.84	-162.84	-14.16 %
100-400-65026	Stephenson Wastewater	0.00	0.00	89.84	372.30	-372.30	0.00 %
100-400-66001	Advertising	17,020.00	17,020.00	4,224.70	10,363.30	6,656.70	39.11 %
100-400-70003	Other Expenses	6,500.00	6,000.00	0.00	1,048.48	4,951.52	82.53 %
100-400-70007	Sponsored Events	0.00	0.00	0.00	3,709.34	-3,709.34	0.00 %
100-400-71004	All Parks Improvements	445,500.00	32,730.00	8,469.00	32,729.83	0.17	0.00 %
100-400-71005	Founders Park Improvements	3,000.00	133,783.75	0.00	129,776.32	4,007.43	3.00 %
100-400-71006	Sports & Rec Park Improvements	15,000.00	37,806.00	0.00	37,805.99	0.01	0.00 %
100-400-71010	Rathgeber Improvements	0.00	0.00	7,205.50	18,032.64	-18,032.64	0.00 %
100-400-71012	Skate Park Improvements	25,000.00	0.00	0.00	0.00	0.00	0.00 %
	Department: 400 - Parks & Recreation Total:	**804,367.00**	**472,601.75**	**-27,884.40**	**1,207,349.28**	**-734,747.53**	**-155.47%**
Department: 401 - DSRP							
100-401-60000	Regular Employees	306,909.40	306,909.40	27,710.84	355,403.73	-48,494.33	-15.80 %
100-401-60002	Overtime	0.00	0.00	172.59	1,902.60	-1,902.60	0.00 %
100-401-61000	Health Insurance	36,409.53	36,409.53	3,114.82	39,958.44	-3,548.91	-9.75 %
100-401-61001	Dental Insurance	0.00	0.00	239.68	3,076.84	-3,076.84	0.00 %
100-401-61002	Medicare	0.00	0.00	378.47	5,027.38	-5,027.38	0.00 %
100-401-61003	Social Security	0.00	0.00	1,618.34	21,496.50	-21,496.50	0.00 %
100-401-61004	Unemployment	0.00	0.00	0.00	986.89	-986.89	0.00 %
100-401-61005	Federal Withholding	42,731.13	42,731.13	0.00	0.00	42,731.13	100.00 %
100-401-61006	TMRS	0.00	0.00	1,631.18	20,825.03	-20,825.03	0.00 %
100-401-63023	General Maintenance	22,000.00	22,000.00	0.00	0.00	22,000.00	100.00 %
	Department: 401 - DSRP Total:	**408,050.06**	**408,050.06**	**34,865.92**	**448,677.41**	**-40,627.35**	**-9.96%**
Department: 402 - Aquatics							
100-402-60000	Regular Employees	0.00	0.00	4,846.81	62,993.02	-62,993.02	0.00 %
100-402-60002	Overtime	0.00	0.00	0.00	8.40	-8.40	0.00 %
100-402-60007	Aquatic Staff	118,013.00	70,000.00	1,152.50	69,507.51	492.49	0.70 %
100-402-60008	Lifeguard OT	0.00	0.00	0.00	0.68	-0.68	0.00 %
100-402-61000	Health Insurance	0.00	0.00	519.48	6,746.12	-6,746.12	0.00 %
100-402-61001	Dental Insurance	0.00	0.00	40.10	521.30	-521.30	0.00 %
100-402-61002	Medicare	0.00	0.00	86.83	1,926.41	-1,926.41	0.00 %
100-402-61003	Social Security	0.00	0.00	371.17	8,236.68	-8,236.68	0.00 %
100-402-61004	Unemployment	0.00	0.00	21.90	1,435.96	-1,435.96	0.00 %
100-402-61006	TMRS	0.00	0.00	283.54	3,671.55	-3,671.55	0.00 %
100-402-63015	Founders Park Maintenance	7,500.00	7,500.00	4,000.13	4,507.65	2,992.35	39.90 %
100-402-64013	Pool Supplies	26,200.00	30,000.00	3,771.87	32,996.00	-2,996.00	-9.99 %
100-402-65000	Network/Phone	7,500.00	7,500.00	0.00	1,990.23	5,509.77	73.46 %
100-402-65013	FMP Pool/Pavilion Water	5,300.00	7,750.00	712.58	7,729.19	20.81	0.27 %
100-402-65014	FMP Pool/Pavilion Electric	6,000.00	7,900.00	1,541.79	7,747.34	152.66	1.93 %
100-402-65019	Propane/Natural Gas	6,000.00	500.00	290.51	442.04	57.96	11.59 %
100-402-71011	Founders Pool Improvements	50,000.00	43,580.00	0.00	43,579.83	0.17	0.00 %
	Department: 402 - Aquatics Total:	**226,513.00**	**174,730.00**	**17,639.21**	**254,039.91**	**-79,309.91**	**-45.39%**
Department: 404 - Founders Day							
100-404-63019	FD Clean Up	19,200.00	21,100.00	0.00	21,100.00	0.00	0.00 %
100-404-63038	FD Transportation	19,303.30	13,837.30	0.00	13,916.01	-78.71	-0.57 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
100-404-64016	FD Event Supplies	5,000.00	7,391.00	400.00	7,366.60	24.40	0.33 %
100-404-64017	FD Event Tent, Table, & Chairs	15,000.00	16,746.00	0.00	16,746.00	0.00	0.00 %
100-404-64018	FD Barricades	12,650.00	23,490.00	0.00	23,613.50	-123.50	-0.53 %
100-404-65007	Portable Toilets	10,500.00	12,198.00	0.00	12,198.00	0.00	0.00 %
100-404-65016	FD Electricity	30,000.00	24,421.00	0.00	25,790.59	-1,369.59	-5.61 %
100-404-66008	FD Parade	0.00	78.00	0.00	77.94	0.06	0.08 %
100-404-66009	FD Publicity	3,450.00	2,652.00	0.00	2,580.02	71.98	2.71 %
100-404-66010	Events, Entertainment & Activities	26,000.00	27,650.00	0.00	27,650.00	0.00	0.00 %
100-404-66012	FD Sponsorship	9,800.00	2,226.00	0.00	2,225.79	0.21	0.01 %
100-404-68005	FD Security	46,837.00	45,178.00	0.00	45,178.26	-0.26	0.00 %
100-404-68006	FD Health, Safety & Lighting	20,861.50	28,543.50	0.00	28,543.50	0.00	0.00 %
100-404-70002	FD Contingencies	5,000.00	6,500.00	0.00	3,250.00	3,250.00	50.00 %
	Department: 404 - Founders Day Total:	**223,601.80**	**232,010.80**	**400.00**	**230,236.21**	**1,774.59**	**0.76%**
	Department: 408 - The Stephenson						
100-408-65026	Stephenson Wastewater	0.00	0.00	87.94	87.94	-87.94	0.00 %
	Department: 408 - The Stephenson Total:	**0.00**	**0.00**	**87.94**	**87.94**	**-87.94**	**0.00%**
	Department: 500 - Emergency Management						
100-500-60000	Regular Employees	0.00	0.00	6,760.71	88,348.66	-88,348.66	0.00 %
100-500-61000	Health Insurance	0.00	0.00	18.98	245.33	-245.33	0.00 %
100-500-61001	Dental Insurance	0.00	0.00	40.10	521.30	-521.30	0.00 %
100-500-61002	Medicare	0.00	0.00	97.12	1,269.22	-1,269.22	0.00 %
100-500-61003	Social Security	0.00	0.00	415.26	5,426.87	-5,426.87	0.00 %
100-500-61004	Unemployment	0.00	0.00	0.00	144.01	-144.01	0.00 %
100-500-61006	TMRS	0.00	0.00	395.50	5,149.10	-5,149.10	0.00 %
100-500-64008	Fuel	0.00	0.00	0.00	52.11	-52.11	0.00 %
100-500-68000	Emergency Management Equip	6,800.00	6,800.00	6,030.75	6,479.56	320.44	4.71 %
100-500-68001	Emergency Fire& Safety	13,000.00	13,000.00	1,244.08	11,942.94	1,057.06	8.13 %
100-500-68002	Emergency Management PR	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
100-500-68003	Emergency Equipment Maint	12,910.00	12,910.00	-4,827.18	16,466.19	-3,556.19	-27.55 %
100-500-70003	Other Expenses	0.00	0.00	1,910.40	1,910.40	-1,910.40	0.00 %
	Department: 500 - Emergency Management Total:	**35,710.00**	**35,710.00**	**12,085.72**	**137,955.69**	**-102,245.69**	**-286.32%**
	Expense Total:	**16,616,527.78**	**18,188,209.21**	**4,313,807.66**	**15,529,585.13**	**2,658,624.08**	**14.62%**
	Fund: 100 - General Fund Surplus (Deficit):	**-948,786.39**	**-1,007,197.82**	**-3,171,136.02**	**-344,726.46**	**662,471.36**	**65.77%**
Fund: 200 - Dripping Springs Ranch Park							
Revenue							
	Department: 401 - DSRP						
200-401-42008	Riding Permit Fees	10,000.00	10,000.00	460.00	9,490.00	-510.00	5.10 %
200-401-43010	Stall Rental Fees	35,500.00	41,394.00	1,488.38	44,337.63	2,943.63	107.11 %
200-401-43011	RV Site Rental Fees	21,000.00	24,370.00	1,020.00	25,584.00	1,214.00	104.98 %
200-401-43012	Facility Rental Fees	130,500.00	129,490.00	9,525.00	130,271.74	781.74	100.60 %
200-401-43013	Equipment Rental Fees	10,000.00	28,575.00	100.00	28,725.06	150.06	100.53 %
200-401-43014	Staff & Miscellaneous Fees	4,700.00	4,245.00	50.00	3,964.16	-280.84	6.62 %
200-401-43015	Cleaning Fees	20,000.00	21,450.00	2,800.00	25,566.89	4,116.89	119.19 %
200-401-44000	Sponsorships & Donations	51,775.00	10,953.00	0.00	10,193.00	-760.00	6.94 %
200-401-44005	Coyote Camp	140,000.00	148,553.00	7,086.00	151,638.50	3,085.50	102.08 %
200-401-44006	Riding Series	38,000.00	40,883.00	620.41	41,722.91	839.91	102.05 %
200-401-44007	Miscellaneous Events	12,000.00	59,901.00	6,803.00	111,864.00	51,963.00	186.75 %
200-401-44008	Program Fees	62,500.00	71,000.00	7,609.00	78,751.98	7,751.98	110.92 %
200-401-44009	Ice Rink	190,800.00	144,305.00	0.00	143,648.00	-657.00	0.46 %
200-401-44012	Rink Merchandise	2,000.00	3,137.00	0.00	3,137.36	0.36	100.01 %
200-401-46001	Other Revenues	500.00	9,879.00	-3,731.00	2,475.60	-7,403.40	74.94 %
200-401-46002	Interest	4,500.00	8,600.00	604.54	10,477.12	1,877.12	121.83 %
200-401-46004	Grant Revenues	100,000.00	0.00	0.00	0.00	0.00	0.00 %
200-401-46006	Merchandise Sales	22,500.00	28,957.00	776.21	30,535.50	1,578.50	105.45 %
200-401-46015	Concessions	1,500.00	5,027.00	0.00	5,026.70	-0.30	0.01 %
200-401-47004	Transfer from Ag Facility Fund	0.00	156,800.00	156,800.00	156,800.00	0.00	0.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
200-401-47005	Transfer from HOT Fund	747,050.00	747,050.00	292,650.00	747,050.00	0.00	0.00 %
	Department: 401 - DSRP Total:	**1,604,825.00**	**1,694,569.00**	**484,661.54**	**1,761,260.15**	**66,691.15**	**3.94%**
	Revenue Total:	**1,604,825.00**	**1,694,569.00**	**484,661.54**	**1,761,260.15**	**66,691.15**	**3.94%**
Expense							
Department: 400 - Parks & Recreation							
200-400-63035	Ranch House Maintenance	10,000.00	8,500.00	1,004.41	6,643.52	1,856.48	21.84 %
200-400-64024	Ranch House Supplies	1,000.00	1,600.00	71.76	2,710.16	-1,110.16	-69.39 %
200-400-64025	Ranch House Equipment	0.00	0.00	0.00	199.00	-199.00	0.00 %
	Department: 400 - Parks & Recreation Total:	**11,000.00**	**10,100.00**	**1,076.17**	**9,552.68**	**547.32**	**5.42%**
Department: 401 - DSRP							
200-401-60005	Camp Staff	138,246.48	138,246.48	122,989.67	122,989.67	15,256.81	11.04 %
200-401-63000	Building/Office Maintenance	0.00	0.00	-24,057.02	0.00	0.00	0.00 %
200-401-63001	Equipment Maintenance	25,000.00	22,000.00	5,584.07	26,116.46	-4,116.46	-18.71 %
200-401-63002	Fleet Maintenance	5,500.00	5,000.00	6,533.74	6,533.74	-1,533.74	-30.67 %
200-401-63003	Lawn Maintenance	0.00	0.00	0.00	2,395.00	-2,395.00	0.00 %
200-401-63004	Dues, Fees & Subscriptions	5,000.00	4,000.00	122.04	1,733.28	2,266.72	56.67 %
200-401-63005	Training/Continuing Education	0.00	0.00	0.00	74.00	-74.00	0.00 %
200-401-63023	General Maintenance	146,272.00	146,272.00	40,265.77	122,262.96	24,009.04	16.41 %
200-401-63024	Stall Cleaning & Repair	4,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
200-401-63028	Lift Station Maintenance	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
200-401-64000	Office Supplies	10,000.00	10,000.00	0.00	904.00	9,096.00	90.96 %
200-401-64001	IT Equipment	3,700.00	3,700.00	0.00	641.44	3,058.56	82.66 %
200-401-64003	Uniforms	1,000.00	1,000.00	0.00	159.84	840.16	84.02 %
200-401-64005	Equipment Rental	3,000.00	5,000.00	2,933.37	7,202.13	-2,202.13	-44.04 %
200-401-64008	Fuel	0.00	0.00	-4,842.40	0.00	0.00	0.00 %
200-401-64009	Maintenance Equipment	0.00	0.00	0.00	32.79	-32.79	0.00 %
200-401-64010	Maintenance Supplies	0.00	0.00	-1,988.75	0.00	0.00	0.00 %
200-401-64015	Park Program & Event Supplies	0.00	0.00	0.00	27.99	-27.99	0.00 %
200-401-64020	Building Supplies	0.00	0.00	0.00	44.91	-44.91	0.00 %
200-401-64021	Merchandise	15,500.00	18,000.00	7,468.00	21,504.00	-3,504.00	-19.47 %
200-401-64023	Equipment	33,578.37	33,578.37	0.00	0.00	33,578.37	100.00 %
200-401-64026	Sponsorship Expenses	2,100.00	2,100.00	0.00	35.96	2,064.04	98.29 %
200-401-64027	Coyote Camp	16,000.00	16,000.00	664.71	13,173.25	2,826.75	17.67 %
200-401-64028	Riding Series	28,000.00	27,000.00	2,200.00	28,539.82	-1,539.82	-5.70 %
200-401-64029	Miscellaneous Events	1,500.00	25,000.00	0.00	22,764.90	2,235.10	8.94 %
200-401-64030	Programing	13,000.00	21,500.00	1,269.19	23,143.43	-1,643.43	-7.64 %
200-401-64031	Concert Series	229,169.00	0.00	0.00	0.00	0.00	0.00 %
200-401-64038	Ice Rink	0.00	206,093.00	6,538.99	208,452.90	-2,359.90	-1.15 %
200-401-65000	Network/Phone	8,912.40	15,000.40	1,060.52	13,342.39	1,658.01	11.05 %
200-401-65005	Water	15,000.00	15,000.00	2,095.38	14,556.69	443.31	2.96 %
200-401-65007	Portable Toilets	2,500.00	0.00	0.00	0.00	0.00	0.00 %
200-401-65008	Alarm	13,317.24	15,000.00	9,430.79	13,021.09	1,978.91	13.19 %
200-401-65017	Electricity	90,000.00	90,000.00	18,002.53	85,710.18	4,289.82	4.77 %
200-401-65018	Septic	750.00	750.00	0.00	0.00	750.00	100.00 %
200-401-65019	Propane/Natural Gas	2,500.00	6,500.00	352.22	5,950.93	549.07	8.45 %
200-401-65025	DSRP Wastewater	0.00	7,250.00	1,616.94	7,643.54	-393.54	-5.43 %
200-401-66001	Advertising	15,000.00	15,000.00	0.00	19.92	14,980.08	99.87 %
200-401-66004	City Sponsored Events	0.00	0.00	-7,555.46	0.00	0.00	0.00 %
200-401-70001	Mileage	500.00	500.00	0.00	0.00	500.00	100.00 %
200-401-70002	Contingencies/Emergency Fund	50,000.00	50,000.00	38,621.92	38,621.92	11,378.08	22.76 %
200-401-70003	Other Expenses	20,000.00	20,000.00	19,979.56	20,000.00	0.00	0.00 %
200-401-70004	Hays County Livestock Board Agree	13,200.00	13,200.00	0.00	1,904.18	11,295.82	85.57 %
200-401-70007	Sponsored Events	7,900.00	8,400.00	7,555.46	8,413.89	-13.89	-0.17 %
200-401-70013	DSRP Sales Tax	1,565.20	2,100.00	32.84	2,346.56	-246.56	-11.74 %
200-401-71000	Capital Projects	0.00	0.00	0.00	131.36	-131.36	0.00 %
200-401-71008	DSRP Improvements	738,250.00	594,843.00	318,651.61	726,371.67	-131,528.67	-22.11 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
200-401-90013	Transfer to Vehicle Replacement Fu	19,469.00	19,469.00	19,469.00	19,469.00	0.00	0.00 %
	Department: 401 - DSRP Total:	**1,684,429.69**	**1,564,502.25**	**594,994.69**	**1,566,235.79**	**-1,733.54**	**-0.11%**
	Expense Total:	**1,695,429.69**	**1,574,602.25**	**596,070.86**	**1,575,788.47**	**-1,186.22**	**-0.08%**
	Fund: 200 - Dripping Springs Ranch Park Surplus (Deficit):	**-90,604.69**	**119,966.75**	**-111,409.32**	**185,471.68**	**65,504.93**	**-54.60%**
Fund: 400 - Utilities							
Revenue							
Department: 000 - Undesignated							
400-000-46001	Other Revenues	0.00	0.00	-35,720.78	26,666.16	26,666.16	0.00 %
	Department: 000 - Undesignated Total:	**0.00**	**0.00**	**-35,720.78**	**26,666.16**	**26,666.16**	**0.00%**
Department: 300 - Wastewater							
400-300-43018	Wastewater Service Fees	1,675,000.00	1,675,000.00	128,197.52	1,445,895.40	-229,104.60	13.68 %
400-300-43020	Late Fees	7,500.00	0.00	0.00	0.00	0.00	0.00 %
400-300-43021	Delayed Connection Fees	5,000.00	9,200.00	50.00	13,850.00	4,650.00	150.54 %
400-300-43025	Reuse Fees	0.00	0.00	9,282.46	112,786.42	112,786.42	0.00 %
400-300-43047	Temporary Wastewater Service - Ca	0.00	0.00	96,551.52	799,600.62	799,600.62	0.00 %
400-300-43048	Reclaimed Water Use Fee	0.00	0.00	359.50	51,262.15	51,262.15	0.00 %
400-300-47009	Sales Tax	0.00	0.00	-84,140.83	0.00	0.00	0.00 %
	Department: 300 - Wastewater Total:	**1,687,500.00**	**1,684,200.00**	**150,300.17**	**2,423,394.59**	**739,194.59**	**43.89%**
Department: 301 - Water							
400-301-43020	Late Fees	0.00	0.00	0.00	46.08	46.08	0.00 %
400-301-43038	Meter Set Fees	3,000.00	1,750.00	0.00	2,450.00	700.00	140.00 %
400-301-43040	Water Base Rate	125,000.00	175,000.00	17,809.07	204,746.29	29,746.29	117.00 %
400-301-43041	Water Usage	275,000.00	800,000.00	113,337.23	968,152.87	168,152.87	121.02 %
400-301-43043	Equipment Fee	10,000.00	10,955.00	0.00	15,337.00	4,382.00	140.00 %
400-301-43044	Inspection Fees	2,500.00	1,000.00	0.00	2,400.00	1,400.00	240.00 %
400-301-46001	Other Revenues	6,000.00	0.00	0.00	0.00	0.00	0.00 %
	Department: 301 - Water Total:	**421,500.00**	**988,705.00**	**131,146.30**	**1,193,132.24**	**204,427.24**	**20.68%**
Department: 313 - Water Reuse							
400-313-43048	Reclaimed Water Use Fee	0.00	5,000.00	0.00	0.00	-5,000.00	100.00 %
	Department: 313 - Water Reuse Total:	**0.00**	**5,000.00**	**0.00**	**0.00**	**-5,000.00**	**100.00%**
Department: 320 - Development/Capital							
400-320-41001	PEC	140,000.00	181,486.00	0.00	241,520.54	60,034.54	133.08 %
400-320-41002	ROW Fees	3,500.00	8,229.00	125.25	8,965.92	736.92	108.96 %
400-320-41003	Cable Franchise Fee	130,000.00	130,000.00	29,752.93	129,863.44	-136.56	0.11 %
400-320-41004	Natural Gas Franchise Fee	6,000.00	10,000.00	-22,873.85	19,527.50	9,527.50	195.28 %
400-320-43024	Overuse Fees	200,000.00	100,500.00	21,903.70	122,891.74	22,391.74	122.28 %
400-320-46001	Other Revenues	40,000.00	40,000.00	0.00	164,013.57	124,013.57	410.03 %
400-320-46002	Interest	215,000.00	125,000.00	4,404.11	99,887.04	-25,112.96	20.09 %
400-320-47009	Sales Tax	900,000.00	2,500,000.00	1,657,304.44	2,500,001.00	1.00	100.00 %
	Department: 320 - Development/Capital Total:	**1,634,500.00**	**3,095,215.00**	**1,690,616.58**	**3,286,670.75**	**191,455.75**	**6.19%**
Department: 330 - TWDB Project							
400-330-47008	Transfer from TWDB	1,915,000.00	1,709,652.66	656,384.32	656,384.32	-1,053,268.34	61.61 %
	Department: 330 - TWDB Project Total:	**1,915,000.00**	**1,709,652.66**	**656,384.32**	**656,384.32**	**-1,053,268.34**	**61.61%**
	Revenue Total:	**5,658,500.00**	**7,482,772.66**	**2,592,726.59**	**7,586,248.06**	**103,475.40**	**1.38%**
Expense							
Department: 300 - Wastewater							
400-300-63004	Dues, Fees & Subscriptions	0.00	0.00	4,755.89	48,664.08	-48,664.08	0.00 %
400-300-63009	Street/ROW Maintenance	0.00	0.00	0.00	410.56	-410.56	0.00 %
400-300-63025	Wastewater Treatment Plant Maint	156,000.00	156,000.00	23.46	38,754.84	117,245.16	75.16 %
400-300-63026	Routine Operations	95,700.00	95,700.00	14,649.16	34,240.93	61,459.07	64.22 %
400-300-63027	Operations Non Routine	94,400.00	94,400.00	69.12	21,433.32	72,966.68	77.30 %
400-300-63028	Lift Station Maintenance	81,000.00	80,000.00	2,574.99	28,157.00	51,843.00	64.80 %
400-300-63029	Sanitary Sewer Line Maintenance	80,000.00	80,000.00	0.00	3,887.20	76,112.80	95.14 %
400-300-63030	Drip Field Maintenance	51,000.00	51,000.00	0.00	1,502.13	49,497.87	97.05 %
400-300-63031	Sludge Hauling	210,000.00	210,000.00	53,629.43	240,147.98	-30,147.98	-14.36 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
400-300-63043	Generator Maintenance	20,000.00	20,000.00	0.00	16,468.24	3,531.76	17.66 %
400-300-64002	Software	0.00	0.00	0.00	556.49	-556.49	0.00 %
400-300-64010	Supplies	0.00	0.00	0.00	2,152.10	-2,152.10	0.00 %
400-300-64022	Chemicals	20,000.00	50,000.00	2,347.76	41,622.72	8,377.28	16.75 %
400-300-65000	Network/Phone	0.00	0.00	722.79	7,227.90	-7,227.90	0.00 %
400-300-65017	Electric	105,000.00	105,000.00	16,294.36	80,550.01	24,449.99	23.29 %
400-300-90006	Transfer to General Fund	271,199.17	0.00	0.00	0.00	0.00	0.00 %
400-300-90013	Transfer to Vehicle Replacement Fu	51,908.00	51,908.00	51,908.00	51,908.00	0.00	0.00 %
	Department: 300 - Wastewater Total:	**1,236,207.17**	**994,008.00**	**146,974.96**	**617,683.50**	**376,324.50**	**37.86%**
Department: 301 - Water							
400-301-62019	Planning and Permitting	0.00	0.00	0.00	3,117.76	-3,117.76	0.00 %
400-301-63026	Routine Operations	35,000.00	35,000.00	90.00	5,711.14	29,288.86	83.68 %
400-301-63027	Operations Non Routine	20,000.00	20,000.00	0.00	1,062.80	18,937.20	94.69 %
400-301-63032	Water Line Maintenance & Repair	27,500.00	27,500.00	0.00	0.00	27,500.00	100.00 %
400-301-64010	Supplies	0.00	0.00	0.00	143.83	-143.83	0.00 %
400-301-64040	Water Meters	100,000.00	100,000.00	1,075.95	49,381.20	50,618.80	50.62 %
400-301-65022	Wholesale Water	675,000.00	670,000.00	291,158.47	1,098,132.34	-428,132.34	-63.90 %
	Department: 301 - Water Total:	**857,500.00**	**852,500.00**	**292,324.42**	**1,157,549.07**	**-305,049.07**	**-35.78%**
Department: 310 - Utility Operations							
400-310-60000	Regular Employees	716,409.93	680,589.93	47,223.34	650,728.26	29,861.67	4.39 %
400-310-60002	Overtime	48,672.00	43,805.00	2,475.34	45,716.03	-1,911.03	-4.36 %
400-310-60003	On Call Pay	26,000.00	26,000.00	2,000.00	26,000.00	0.00	0.00 %
400-310-61000	Health Insurance	87,546.37	83,169.37	5,224.24	70,712.69	12,456.68	14.98 %
400-310-61001	Dental Insurance	0.00	0.00	401.00	5,450.48	-5,450.48	0.00 %
400-310-61002	Medicare	0.00	0.00	730.25	10,158.36	-10,158.36	0.00 %
400-310-61004	Unemployment	0.00	0.00	0.00	2,110.48	-2,110.48	0.00 %
400-310-61005	Federal Withholding	63,541.77	60,364.77	0.00	0.00	60,364.77	100.00 %
400-310-61006	TMRS	46,377.18	44,058.18	3,024.39	41,861.79	2,196.39	4.99 %
400-310-62001	Financial Services	10,000.00	10,000.00	10,000.00	10,000.00	0.00	0.00 %
400-310-62003	Special Coounsel and Consultants	55,000.00	55,000.00	23,911.05	63,060.77	-8,060.77	-14.66 %
400-310-62020	Lab Testing	80,000.00	80,000.00	4,012.00	46,491.77	33,508.23	41.89 %
400-310-63001	Equipment Maintenance	15,000.00	15,000.00	0.00	3,060.54	11,939.46	79.60 %
400-310-63002	Fleet Maintenance	16,000.00	16,000.00	567.58	4,078.79	11,921.21	74.51 %
400-310-63005	Training/Continuing Education	25,000.00	25,000.00	655.00	7,954.27	17,045.73	68.18 %
400-310-63041	SCADA	20,000.00	20,000.00	0.00	6,450.00	13,550.00	67.75 %
400-310-64001	IT Equipment & Support	7,000.00	7,000.00	0.00	36.20	6,963.80	99.48 %
400-310-64002	Software	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00 %
400-310-64003	Uniforms	15,000.00	15,000.00	309.75	6,979.21	8,020.79	53.47 %
400-310-64006	Fleet Acquisition	80,000.00	80,000.00	0.00	0.00	80,000.00	100.00 %
400-310-64008	Fuel	25,000.00	25,000.00	217.70	3,260.02	21,739.98	86.96 %
400-310-64010	Supplies	60,000.00	60,000.00	1,280.54	15,432.24	44,567.76	74.28 %
400-310-64023	Equipment	570,000.00	570,000.00	0.00	393.46	569,606.54	99.93 %
400-310-65000	Network/Phone	0.00	12,000.00	105.50	629.00	11,371.00	94.76 %
400-310-66002	Postage & Shipping	30,000.00	30,000.00	2,239.45	23,649.86	6,350.14	21.17 %
400-310-69008	Land Acquisition	0.00	140,000.00	21,298.72	85,468.88	54,531.12	38.95 %
400-310-90006	Transfer to General Fund	0.00	275,662.89	0.00	0.00	275,662.89	100.00 %
	Department: 310 - Utility Operations Total:	**2,011,547.25**	**2,388,650.14**	**125,675.85**	**1,129,683.10**	**1,258,967.04**	**52.71%**
Department: 311 - Arrowhead Wastewater Plant							
400-311-63026	Arrowhead - Routine Operations	26,000.00	26,000.00	2,787.65	19,901.16	6,098.84	23.46 %
400-311-63027	Arrowhead - Non-Routine Operatio	24,000.00	24,000.00	2,297.00	12,210.06	11,789.94	49.12 %
400-311-63028	Arrowhead - Lift Station Maintenan	17,000.00	17,000.00	0.00	6,417.72	10,582.28	62.25 %
400-311-63030	Arrowhead - Drip Field Maintenanc	50,000.00	0.00	0.00	2,344.59	-2,344.59	0.00 %
400-311-63031	Arrowhead - Sludge Hauling	40,000.00	40,000.00	6,352.84	27,248.78	12,751.22	31.88 %
400-311-64022	Arrowhead - Chemicals	18,000.00	18,000.00	4,836.00	24,030.50	-6,030.50	-33.50 %
400-311-65017	Arrowhead - Electricity	38,000.00	38,000.00	5,470.37	30,715.57	7,284.43	19.17 %
400-311-71000	Arrowhead - Capital Projects	0.00	0.00	0.00	12,364.47	-12,364.47	0.00 %

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
400-311-71013	Arrowhead Plant Lease	286,560.00	286,560.00	21,230.00	254,760.00	31,800.00	11.10 %
Department: 311 - Arrowhead Wastewater Plant Total:		**499,560.00**	**449,560.00**	**42,973.86**	**389,992.85**	**59,567.15**	**13.25%**
Department: 312 - Big Sky Wastewater Plant							
400-312-63025	Big Sky - Wastewater Treatment Pla	15,000.00	5,000.00	0.00	1,219.66	3,780.34	75.61 %
400-312-63026	Big Sky - Routine Operations	26,000.00	26,000.00	1,710.02	21,160.78	4,839.22	18.61 %
400-312-63027	Big Sky - Non-Routine Operations	21,450.00	21,450.00	384.30	889.16	20,560.84	95.85 %
400-312-63030	Big Sky - Drip Field Maintenance	7,500.00	7,500.00	0.00	0.00	7,500.00	100.00 %
400-312-63031	Big Sky - Sludge Hauling	40,000.00	40,000.00	3,487.74	15,818.73	24,181.27	60.45 %
400-312-64022	Big Sky - Chemicals	18,000.00	18,000.00	3,068.00	21,409.15	-3,409.15	-18.94 %
400-312-65017	Big Sky - Electricity	38,000.00	38,000.00	3,480.21	18,113.08	19,886.92	52.33 %
Department: 312 - Big Sky Wastewater Plant Total:		**165,950.00**	**155,950.00**	**12,130.27**	**78,610.56**	**77,339.44**	**49.59%**
Department: 313 - Water Reuse							
400-313-63026	Routine Operations	10,000.00	10,000.00	2,219.00	6,931.44	3,068.56	30.69 %
400-313-63027	Non-Routine Operations	10,000.00	10,000.00	0.00	107.85	9,892.15	98.92 %
400-313-63029	Water Reuse System Maintenance	20,000.00	20,000.00	0.00	23.16	19,976.84	99.88 %
400-313-63044	Irrigation	10,000.00	10,000.00	210.69	4,240.08	5,759.92	57.60 %
400-313-65017	Water Reuse Electricity	0.00	5,000.00	0.00	0.00	5,000.00	100.00 %
Department: 313 - Water Reuse Total:		**50,000.00**	**55,000.00**	**2,429.69**	**11,302.53**	**43,697.47**	**79.45%**
Department: 320 - Development/Capital							
400-320-62002	Engineering and Surveying	316,500.00	225,000.00	44,298.09	307,124.65	-82,124.65	-36.50 %
400-320-62019	Planning & Permitting	4,000.00	0.00	0.00	0.00	0.00	0.00 %
400-320-71000	Capital Projects	840,000.00	840,000.00	0.00	262,072.13	577,927.87	68.80 %
400-320-90007	Transfer to Debt Service	2,268,210.50	2,268,210.50	0.00	0.00	2,268,210.50	100.00 %
Department: 320 - Development/Capital Total:		**3,428,710.50**	**3,333,210.50**	**44,298.09**	**569,196.78**	**2,764,013.72**	**82.92%**
Department: 330 - TWDB Project							
400-330-72001	TWDB Capital Projects	0.00	3,344,206.66	199,228.54	2,319,767.43	1,024,439.23	30.63 %
400-330-72002	TWDB Engineering and Surveying	625,000.00	247,000.00	495,038.53	1,954,712.85	-1,707,712.85	-691.38 %
400-330-72003	TWDB - Special Councel and Consul	1,325,000.00	215,000.00	1,125.00	33,228.37	181,771.63	84.54 %
400-330-72004	TWDB - Misc.	0.00	0.00	24,720.53	76,077.11	-76,077.11	0.00 %
Department: 330 - TWDB Project Total:		**1,950,000.00**	**3,806,206.66**	**720,112.60**	**4,383,785.76**	**-577,579.10**	**-15.17%**
Expense Total:		**10,199,474.92**	**12,035,085.30**	**1,386,919.74**	**8,337,804.15**	**3,697,281.15**	**30.72%**
Fund: 400 - Utilities Surplus (Deficit):		**-4,540,974.92**	**-4,552,312.64**	**1,205,806.85**	**-751,556.09**	**3,800,756.55**	**83.49%**
Report Surplus (Deficit):		**-5,580,366.00**	**-5,439,543.71**	**-2,076,738.49**	**-910,810.87**	**4,528,732.84**	**83.26%**

Group Summary

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 100 - General Fund						
Revenue						
000 - Undesignated	12,643,239.53	13,127,886.53	956,612.89	11,327,089.66	-1,800,796.87	13.72%
105 - Communications	0.00	0.00	-3.13	2,456.61	2,456.61	0.00%
200 - Planning & Development	634,825.00	1,158,869.00	9,265.00	1,027,462.40	-131,406.60	11.34%
201 - Building	1,540,000.00	2,330,000.00	172,674.38	2,561,030.28	231,030.28	9.92%
304 - Maintenance	0.00	0.00	0.00	200.00	200.00	0.00%
400 - Parks & Recreation	620,975.61	330,748.61	5,120.00	33,392.00	-297,356.61	89.90%
402 - Aquatics	54,988.75	53,267.75	-2,585.00	48,119.46	-5,148.29	9.66%
404 - Founders Day	173,712.50	180,239.50	1,587.50	185,108.26	4,868.76	2.70%
Revenue Total:	**15,667,741.39**	**17,181,011.39**	**1,142,671.64**	**15,184,858.67**	**-1,996,152.72**	**11.62%**
Expense						
000 - Undesignated	7,063,164.39	6,863,996.54	1,445,983.22	1,796,291.39	5,067,705.15	73.83%
100 - City Council/Boards & Commissions	17,000.00	7,000.00	0.00	8,610.50	-1,610.50	-23.01%
101 - City Administrators Office	0.00	0.00	67,464.70	917,304.41	-917,304.41	0.00%
102 - City Secretary	30,560.00	28,900.00	18,762.97	213,767.02	-184,867.02	-639.68%
103 - Courts	15,500.00	8,000.00	1,000.00	6,500.00	1,500.00	18.75%
104 - City Attorney	12,000.00	9,000.00	16,706.58	242,386.01	-233,386.01	-2,593.18%
105 - Communications	31,930.00	34,008.00	27,045.80	345,563.31	-311,555.31	-916.12%
106 - IT	567,049.93	629,390.41	51,239.96	598,719.18	30,671.23	4.87%
107 - Finance	2,303,623.60	3,933,375.65	2,162,231.94	4,801,736.74	-868,361.09	-22.08%
200 - Planning & Development	90,000.00	81,500.00	53,320.14	422,322.66	-340,822.66	-418.19%
201 - Building	792,000.00	955,100.00	204,361.43	1,278,017.11	-322,917.11	-33.81%
300 - Wastewater	2,655,000.00	2,655,000.00	8,966.00	786,204.97	1,868,795.03	70.39%
304 - Maintenance	1,340,458.00	1,659,836.00	219,530.53	1,833,815.39	-173,979.39	-10.48%
400 - Parks & Recreation	804,367.00	472,601.75	-27,884.40	1,207,349.28	-734,747.53	-155.47%
401 - DSRP	408,050.06	408,050.06	34,865.92	448,677.41	-40,627.35	-9.96%
402 - Aquatics	226,513.00	174,730.00	17,639.21	254,039.91	-79,309.91	-45.39%
404 - Founders Day	223,601.80	232,010.80	400.00	230,236.21	1,774.59	0.76%
408 - The Stephenson	0.00	0.00	87.94	87.94	-87.94	0.00%
500 - Emergency Management	35,710.00	35,710.00	12,085.72	137,955.69	-102,245.69	-286.32%
Expense Total:	**16,616,527.78**	**18,188,209.21**	**4,313,807.66**	**15,529,585.13**	**2,658,624.08**	**14.62%**
Fund: 100 - General Fund Surplus (Deficit):	**-948,786.39**	**-1,007,197.82**	**-3,171,136.02**	**-344,726.46**	**662,471.36**	**65.77%**
Fund: 200 - Dripping Springs Ranch Park						
Revenue						
401 - DSRP	1,604,825.00	1,694,569.00	484,661.54	1,761,260.15	66,691.15	3.94%
Revenue Total:	**1,604,825.00**	**1,694,569.00**	**484,661.54**	**1,761,260.15**	**66,691.15**	**3.94%**
Expense						
400 - Parks & Recreation	11,000.00	10,100.00	1,076.17	9,552.68	547.32	5.42%
401 - DSRP	1,684,429.69	1,564,502.25	594,994.69	1,566,235.79	-1,733.54	-0.11%
Expense Total:	**1,695,429.69**	**1,574,602.25**	**596,070.86**	**1,575,788.47**	**-1,186.22**	**-0.08%**
Fund: 200 - Dripping Springs Ranch Park Surplus (Deficit):	**-90,604.69**	**119,966.75**	**-111,409.32**	**185,471.68**	**65,504.93**	**-54.60%**
Fund: 400 - Utilities						
Revenue						
000 - Undesignated	0.00	0.00	-35,720.78	26,666.16	26,666.16	0.00%
300 - Wastewater	1,687,500.00	1,684,200.00	150,300.17	2,423,394.59	739,194.59	43.89%
301 - Water	421,500.00	988,705.00	131,146.30	1,193,132.24	204,427.24	20.68%
313 - Water Reuse	0.00	5,000.00	0.00	0.00	-5,000.00	100.00%
320 - Development/Capital	1,634,500.00	3,095,215.00	1,690,616.58	3,286,670.75	191,455.75	6.19%
330 - TWDB Project	1,915,000.00	1,709,652.66	656,384.32	656,384.32	-1,053,268.34	61.61%
Revenue Total:	**5,658,500.00**	**7,482,772.66**	**2,592,726.59**	**7,586,248.06**	**103,475.40**	**1.38%**
Expense						
300 - Wastewater	1,236,207.17	994,008.00	146,974.96	617,683.50	376,324.50	37.86%
301 - Water	857,500.00	852,500.00	292,324.42	1,157,549.07	-305,049.07	-35.78%

Budget Report **For Fiscal: FY 2025-2026 Period Endin 6**

Department	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
310 - Utility Operations	2,011,547.25	2,388,650.14	125,675.85	1,129,683.10	1,258,967.04	52.71%
311 - Arrowhead Wastewater Plant	499,560.00	449,560.00	42,973.86	389,992.85	59,567.15	13.25%
312 - Big Sky Wastewater Plant	165,950.00	155,950.00	12,130.27	78,610.56	77,339.44	49.59%
313 - Water Reuse	50,000.00	55,000.00	2,429.69	11,302.53	43,697.47	79.45%
320 - Development/Capital	3,428,710.50	3,333,210.50	44,298.09	569,196.78	2,764,013.72	82.92%
330 - TWDB Project	1,950,000.00	3,806,206.66	720,112.60	4,383,785.76	-577,579.10	-15.17%
Expense Total:	**10,199,474.92**	**12,035,085.30**	**1,386,919.74**	**8,337,804.15**	**3,697,281.15**	**30.72%**
Fund: 400 - Utilities Surplus (Deficit):	**-4,540,974.92**	**-4,552,312.64**	**1,205,806.85**	**-751,556.09**	**3,800,756.55**	**83.49%**
Report Surplus (Deficit):	**-5,580,366.00**	**-5,439,543.71**	**-2,076,738.49**	**-910,810.87**	**4,528,732.84**	**83.26%**

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
100 - General Fund	-948,786.39	-1,007,197.82	-3,171,136.02	-344,726.46	662,471.36
200 - Dripping Springs Ranch Park	-90,604.69	119,966.75	-111,409.32	185,471.68	65,504.93
400 - Utilities	-4,540,974.92	-4,552,312.64	1,205,806.85	-751,556.09	3,800,756.55
Report Surplus (Deficit):	**-5,580,366.00**	**-5,439,543.71**	**-2,076,738.49**	**-910,810.87**	**4,528,732.84**

STAFF REPORT

City of Dripping Springs

PO Box 384
511 Mercer Street
Dripping Springs, TX 78620

Submitted By: Gray Lahrman, Utilities Director

Council Meeting Date: 11/3/2026

Agenda Item Wording: Discuss and consider approval of a resolution releasing Maintenance Bond No. 602-208635-4 for the East Interceptor Segment 1- Wastewater Improvements project.

Agenda Item Sponsor:

Summary/Background: The City previously accepted certain public improvements associated with East Interceptor Segment 1- Wastewater Improvements (the "Improvements") and accepted Maintenance Bond No. 602-208635-4 issued on behalf of CC Carlton Industries, LTD by United States Fire Insurance Company to secure the maintenance obligations applicable to the Improvements during the required maintenance period.

City staff has reviewed the status of the Improvements and deter mined that the applicable requirements for release of the maintenance bond have been satisfied. Staff further recommends release of the bond because the required maintenance period has expired, all known release requirements have been completed, and no remaining issue requires continued retention of the maintenance bond.

Staff Review

The following staff member(s) reviewed the request and support release of the maintenance bond:

- **Primary Reviewer:** Gray Lahrman/ Utilities Director
- **Supporting Reviewer(s):**Wacey Henager/Utilities Operations Manager
- **Department(s) Consulted:** Public Works / Utilities / Engineering / Inspection / Legal

Release Criteria Checklist

Staff has verified the following, as applicable:

- The City accepted the bonded improvements.
- The maintenance bond was properly issued and remains identifiable as Bond No. 602-208635-4.

- The required maintenance period has expired or otherwise been satisfied.
- Staff inspection/review confirms that the bond release requirements have been met.
- Any punch-list or warranty matters that do not require holding the maintenance bond have been separately documented for follow-up, if applicable.
- Release of the bond will not waive any other City rights or claims.

Commission Recommendations: N/A

Recommended Council Actions: Staff recommends approval of the attached resolution releasing Maintenance Bond No. 602-208635-4 for the East Interceptor Segment 1-Wastewater Improvements project.

Attachments:

- Draft Resolution
- Proposed Bond Release Letter
- Supporting inspection/departmental confirmations

CITY OF DRIPPING SPRINGS

RESOLUTION No. 2026-R##

A RESOLUTION OF THE CITY OF DRIPPING SPRINGS, TEXAS ("CITY"), RELEASING A MAINTENENCE BOND NO. 602-208635-4 FOR EAST INTERCEPTOR SEGMENT 1- WASTEWATER IMPROVEMENTS, PROVIDING FOR EFFECTIVE DATE; AND PROPER NOTICE & MEETING.

WHEREAS, the City of Dripping Springs, Texas (the City) has accepted certain public improvements associated with the East interceptor Segment 1- Wastewater Improvements project (the Improvements); and

WHEREAS, in connection with the Improvements, the City accepted Maintenance Bond No. 602-208635-4 (the Bond) to secure the maintenance obligations applicable to the Improvements for the required maintenance period; and

WHEREAS, City staff has reviewed the status of the Improvements and has determined that the requirements for release of the Bond have been satisfied; and

WHEREAS, the City Council finds that release of the Bond is in the public interest and that approval of this Resolution is necessary and proper.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS:

1. **Recitals incorporated.** The foregoing recitals are found to be true and correct and are incorporated into this Resolution for all purposes.

2. **Release of bond.** The City Council hereby approves and authorizes the release of Maintenance Bond No. 602-208635-4 for the East interceptor Segment 1- Wastewater Improvements project.

3. **No waiver of other rights.** Release of the Bond does not waive, release, or otherwise impair any other rights, remedies, obligations, warranties, or claims of the City arising under applicable law or any other agreement, instrument, approval, plan, or requirement relating to the Improvements.

4. **Authorized actions.** The Mayor, City Administrator, City Secretary, and any other appropriate City official are each authorized, acting alone, to execute and deliver any documents and to take any actions reasonably necessary to carry out the intent of this Resolution.

5. **Effective date.** This Resolution takes effect immediately upon its passage.

6. **Open meetings.** It is officially found, determined, and declared that the meeting at which this Resolution was considered was open to the public and public notice of the time, place, and purpose of the meeting was given, all as required by Chapter 551, Texas Government Code.

PASSED AND APPROVED this, the ____ day of _____ 202___, 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

DRIPPING SPRINGS
Texas

October 21, 2026

CC Carlton Industries, LTD
Hunter Dickehut
HDickehut@cccarlton.com

Dear Sirs/Mesdames:

Re: East Interceptor Segment 1- Wastewater Improvements

This letter is to confirm that the City Council of the City of Dripping Springs approved the release of Maintenance Bond No., 602-208635-4 issued on behalf of CC Carlton Industries, LTD by United States Fire Insurance Company, in connection with East Interceptor Segment 1- Wastewater Improvements, pursuant to Resolution No. 2026-R## adopted on [Date].

Based on the City's review of the bonded improvements and completion of the applicable maintenance bond release requirements, the City has determined that the conditions for release of the above-referenced maintenance bond have been satisfied.

Please note that this release applies only to the above-referenced maintenance bond and does not waive any other obligations, warranties, claims, or rights of the City arising under applicable law or any other project-related approvals, agreements, plans, or requirements.

A fully executed copy of the Resolution is enclosed for your records.

If you have any questions, please contact the Utilities Department at 512-858-4725.

Sincerely,

Gray Lahrman

Utilities Director
City of Dripping Springs

24-03

THE STATE OF TEXAS §

COUNTY OF Hays §

MAINTENANCE BOND

BOND NO. 602-208635-4

KNOW ALL MEN BY THESE PRESENTS:

That CC Carlton Industries, Ltd. of Travis County, Texas, hereinafter called Principal, and United States Fire Insurance Company, a corporation legally authorized to do business and act as a surety in the State of Texas, hereinafter called Surety, are held and firmly bound unto the City of Dripping Springs, of Hays County, Texas, hereinafter called City, in the penal sum of $303,047.28 Three Hundred Three Thousand Two Forty Seven & 28/100's), the said sum being fifteen percent (15%) of the total amount paid for the hereinafter mentioned work, for the payment whereof Principal and Surety bind themselves, their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.
THE Condition of this Obligation is such that:

WHEREAS, the Principal was engaged to perform the following

work: East Interceptor Segment Wastewater Improvements

, in the proper performance of which the City has an interest.

NOW, THEREFORE, if the Principal shall well, truly, and faithfully maintain and keep in good repair the work contracted to be done and performed for a period of One (1) year from the date of acceptance in writing by the City and do all necessary work and repair of any defective conditions growing out of or arising from the improper work of the same, including, but not limited to, any settling, breaking, cracking or other defective condition of any of the work or part thereof arising from improper excavation, backfilling, compacting or any other cause or condition, known or unknown, at any time during the period of this bond, which the city engineer, whose judgment shall be final and conclusive, determines to be the result of defective work, materials or labor; then this obligation shall be void, otherwise to remain in full force and effect.

In case the Principal shall fail to maintain, repair, or reconstruct any defective condition of the work as determined herein within thirty (30) days notice of same, it is agreed that the City may do said work and supply such materials as necessary and charge the sum against the Principal and Surety on this obligation.

It is further agreed that this obligation shall be a continued one against the Principal and Surety and that successive recoveries may be had hereon for successive breaches of the conditions herein provided until the full amount of this bond shall have been exhausted, and it is further

understood that the obligation to maintain said work shall continue throughout said maintenance period, and the same shall not be changed, diminished, or in any manner affected from any cause during said time.

PROVIDED, further, that if any legal action be filed on this bond, venue shall lie in Hays County, Texas.

SIGNED and sealed this the 2nd day of July, 2025

IN THE PRESENCE OF:

CC Carlton Industries, Ltd.
Principal

By: Benjamin Lyon
Benjamin Lyon, CEO

United States Fire Insurance Company
Surety

By: Steven W. Dobson
Steven W. Dobson, Attorney-in-fact

NOTE: POWER OF ATTORNEY OF SURETY MUST BE ATTACHED
COPY OF ANY WRITTEN CONSTRUCTION CONTRACT, AGREEMENT, OR ESTIMATE MUST BE ATTACHED
(Date of Bond must ***not*** be prior to date of contract)

POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY

08338

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Steven W. Dobson, John W. Schuler

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties: **Unlimited**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

> Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:
>
> (a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;
> (b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.
>
> Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 21st day of April, 2025.

UNITED STATES FIRE INSURANCE COMPANY

Matthew E. Lubin, President

State of New Jersey }
County of Morris }

On this 21st day of April, 2025, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

ETHAN SCHWARTZ
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES 6/25/2029
COMMISSION: #50223171

Ethan Schwartz (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 2nd day of July 20 25

UNITED STATES FIRE INSURANCE COMPANY

Michael C. Fay, Senior Vice President

CONTACT INFORMATION: Bond Verifications: surety@cfins.com / Claims: SuretyClaimsSupport@cfins.com

CRUM & FORSTER
A FAIRFAX COMPANY

TEXAS COMPLAINT NOTICE
AVISO DE QUEJA DE TEXAS

IMPORTANT NOTICE

To obtain Information or make a complaint:

You may call Crum & Forster's toll-free number for information or to make a complaint at:

1-888-890-1500

You may write to Crum & Forster at:

Crum & Forster
305 Madison Avenue
Morristown, NJ 07962

Web: www.cfins.com
E-mail: info@cfins.com

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:

PO Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007

Web: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.tx.gov

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should contact the agent first. 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 información o para presentar una queja:

Usted puede llamar al número de teléfono gratuito de Crum & Forster's para obtener información o para presentar una queja al:

1-888-890-1500

Usted también puede escribir a Crum & Forster:

Crum & Forster
305 Madison Avenue
Morristown, NJ 07962

Sitio web: www.cfins.com
E-mail: info@cfins.com

Usted puede comunicarse con el Departamento de Seguros de Texas para obtener información sobre compañías, coberturas, derechos, o quejas al:

1-800-252-3439

Usted puede escribir al Departamento de Seguros de Texas a:

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007

Sitio web: www.tdi.texas.gov
E-mail: ConsumerProtection@ tdi.tx.gov

DISPUTAS POR PRIMAS DE SEGUROS O RECLAMACIONES:

Si tiene una disputa relacionada con su prima de seguro o con una reclamación, usted debe comunicarse con el agente primero. Si la disputa no es resuelta, usted puede comunicarse con el Departamento de Seguros de Texas.

ADJUNTE ESTE AVISO A SU PÓLIZA: Este aviso es solamente para propósitos informativos y no se convierte en parte o en condición del documento adjunto.

CITY OF DRIPPING SPRINGS

RESOLUTION No. 2025-R35

A RESOLUTION OF THE CITY OF DRIPPING SPRINGS, TEXAS ("CITY"), ACCEPTING IMPROVEMENTS AND APPROVING AND ACCEPTING MAINTENANCE BOND FOR EAST INTERCEPTOR SEGMENT 1 – WASTEWATER IMPROVEMENTS, PROVIDING FOR EFFECTIVE DATE; AND PROPER NOTICE & MEETING.

WHEREAS, CC Carlton Industries, Ltd. ("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 East Interceptor Segment – Wastewater Improvements; and

WHEREAS, the City desires to accept as being complete in accordance with applicable development the Improvements at East Interceptor Segment 1 – Wastewater Improvements; 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 one (1) Year 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 one (1) year; 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, 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. **Acceptance of Improvements:** The City Council hereby accepts the Improvements.

3. **Acceptance of Maintenance Bond:** The City Council hereby approves and accepts the Contractor's proposed Maintenance Bond No. 602-208635-4, from United States Fire Insurance Company ("Insurer"), included and attached herein as Attachment "A".

4. **Assumption of Responsibility:** 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. **Authorization to Execute Documents:** 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. **Effective Date:** The resolution shall be effective from and after its approval and passage.

7. **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.

PASSED AND APPROVED this, the 7th day of October 2025, by a vote of 5 (ayes) to 0 (nays) to 0 (abstentions) of the City Council of Dripping Springs, Texas:

CITY OF DRIPPING SPRINGS:

Bill Foulds, Jr., Mayor

ATTEST:

Diana Boone, City Secretary

Attachment "A"

THE STATE OF TEXAS §

COUNTY OF Hays §

MAINTENANCE BOND

BOND NO. 602-208635-4

KNOW ALL MEN BY THESE PRESENTS:

That CC Carlton Industries, Ltd. of Travis County, Texas, hereinafter called Principal, and United States Fire Insurance Company, a corporation legally authorized to do business and act as a surety in the State of Texas, hereinafter called Surety, are held and firmly bound unto the City of Dripping Springs, of Hays County, Texas, hereinafter called City, in the penal sum of $303,047.28 Three Hundred Three Thousand Two Forty Seven & 28/100's), the said sum being fifteen percent (15%) of the total amount paid for the hereinafter mentioned work, for the payment whereof Principal and Surety bind themselves, their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.
THE Condition of this Obligation is such that:

WHEREAS, the Principal was engaged to perform the following

work: East Interceptor Segment
Wastewater Improvements

, in the proper performance of which the City has an interest.

NOW, THEREFORE, if the Principal shall well, truly, and faithfully maintain and keep in good repair the work contracted to be done and performed for a period of One (1) year from the date of acceptance in writing by the City and do all necessary work and repair of any defective conditions growing out of or arising from the improper work of the same, including, but not limited to, any settling, breaking, cracking or other defective condition of any of the work or part thereof arising from improper excavation, backfilling, compacting or any other cause or condition, known or unknown, at any time during the period of this bond, which the city engineer, whose judgment shall be final and conclusive, determines to be the result of defective work, materials or labor; then this obligation shall be void, otherwise to remain in full force and effect.

In case the Principal shall fail to maintain, repair, or reconstruct any defective condition of the work as determined herein within thirty (30) days notice of same, it is agreed that the City may do said work and supply such materials as necessary and charge the sum against the Principal and Surety on this obligation.

It is further agreed that this obligation shall be a continued one against the Principal and Surety and that successive recoveries may be had hereon for successive breaches of the conditions herein provided until the full amount of this bond shall have been exhausted, and it is further

understood that the obligation to maintain said work shall continue throughout said maintenance period, and the same shall not be changed, diminished, or in any manner affected from any cause during said time.

PROVIDED, further, that if any legal action be filed on this bond, venue shall lie in Hays County, Texas.

SIGNED and sealed this the 2nd day of July, 2025

IN THE PRESENCE OF:

CC Carlton Industries, Ltd.
Principal

By: Benjamin Lyon
Benjamin Lyon, CEO

United States Fire Insurance Company
Surety

By: Steven W. Dobson
Steven W. Dobson, Attorney-in-fact

NOTE: POWER OF ATTORNEY OF SURETY MUST BE ATTACHED
COPY OF ANY WRITTEN CONSTRUCTION CONTRACT, AGREEMENT, OR ESTIMATE MUST BE ATTACHED
(Date of Bond must ***not*** be prior to date of contract)

POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY

08338

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Steven W. Dobson, John W. Schuler

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties: **Unlimited**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

> Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:
>
> (a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;
> (b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.
>
> Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 21st day of April, 2025.

UNITED STATES FIRE INSURANCE COMPANY

Matthew E. Lubin, President

State of New Jersey }
County of Morris }

On this 21st day of April, 2025, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

ETHAN SCHWARTZ
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES 6/25/2029
COMMISSION: #50223174

Ethan Schwartz (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 2nd day of July 20 25

UNITED STATES FIRE INSURANCE COMPANY

Michael C. Fay, Senior Vice President

CONTACT INFORMATION: Bond Verifications: surety@cfins.com / Claims: SuretyClaimsSupport@cfins.com

CRUM & FORSTER

TEXAS COMPLAINT NOTICE
AVISO DE QUEJA DE TEXAS

IMPORTANT NOTICE

To obtain Information or make a complaint:

You may call Crum & Forster's toll-free number for information or to make a complaint at:

1-888-890-1500

You may write to Crum & Forster at:

Crum & Forster
305 Madison Avenue
Morristown, NJ 07962

Web: www.cfins.com
E-mail: info@cfins.com

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:

PO Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007

Web: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.tx.gov

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should contact the agent first. 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 información o para presentar una queja:

Usted puede llamar al número de teléfono gratuito de Crum & Forster's para obtener información o para presentar una queja al:

1-888-890-1500

Usted también puede escribir a Crum & Forster:

Crum & Forster
305 Madison Avenue
Morristown, NJ 07962

Sitio web: www.cfins.com
E-mail: info@cfins.com

Usted puede comunicarse con el Departamento de Seguros de Texas para obtener información sobre compañías, coberturas, derechos, o quejas al:

1-800-252-3439

Usted puede escribir al Departamento de Seguros de Texas a:

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007

Sitio web: www.tdi.texas.gov
E-mail: ConsumerProtection@ tdi.tx.gov

DISPUTAS POR PRIMAS DE SEGUROS O RECLAMACIONES:

Si tiene una disputa relacionada con su prima de seguro o con una reclamación, usted debe comunicarse con el agente primero. Si la disputa no es resuelta, usted puede comunicarse con el Departamento de Seguros de Texas.

ADJUNTE ESTE AVISO A SU PÓLIZA: Este aviso es solamente para propósitos informativos y no se convierte en parte o en condición del documento adjunto.

CITY COUNCIL · NOVEMBER 3, 2026

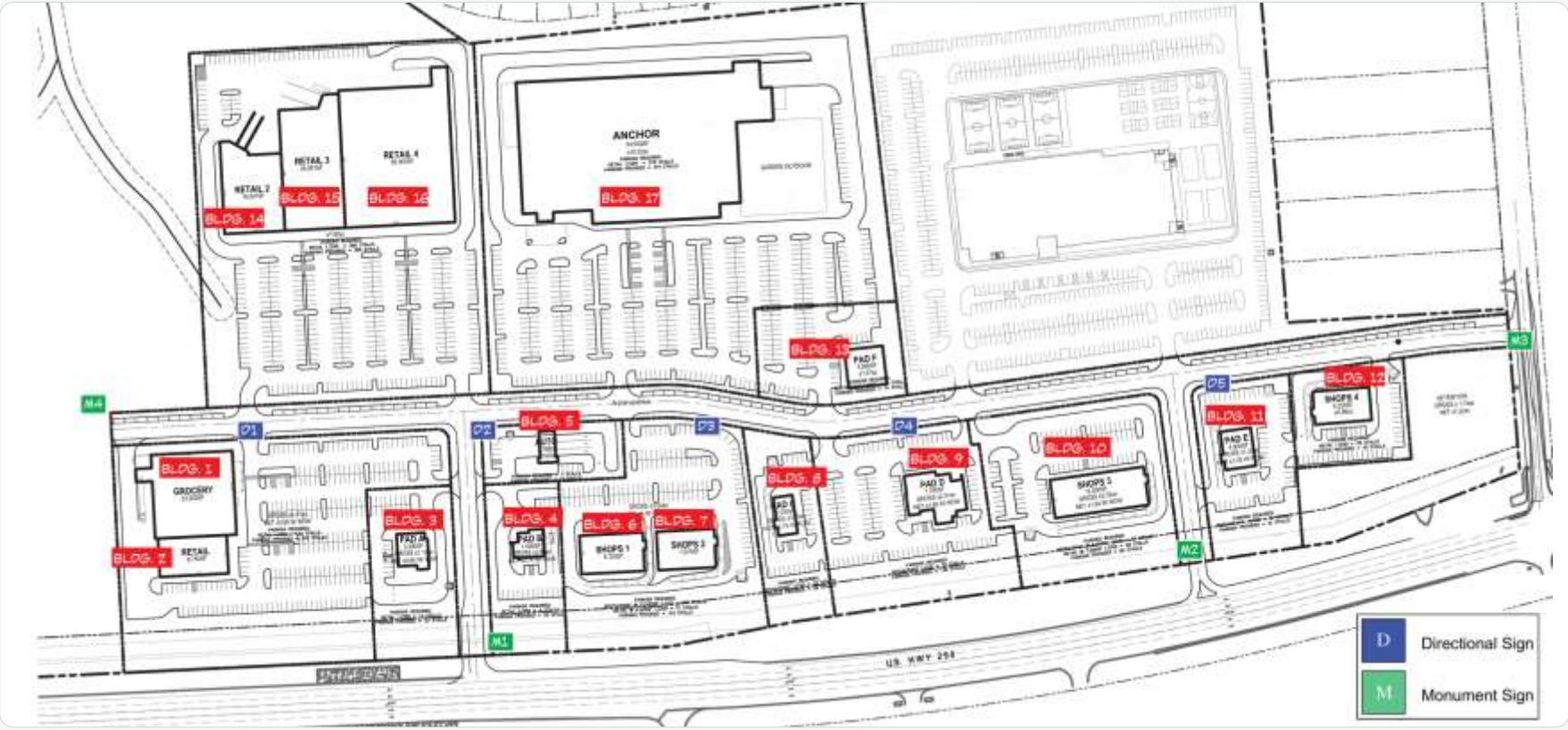
HEADWATERS EAST COMMERCIAL

Master Sign Plan

marathon EQUITY

THE PROJECT

Site overview



Zoning: PDD-6, Headwaters Commercial Tract (approved Nov. 8, 2016)

Project size: Approximately 300,000 SF of retail, 17 buildings, 43 acres

OVERVIEW

One coordinated sign program for the whole center

Signs in the plan

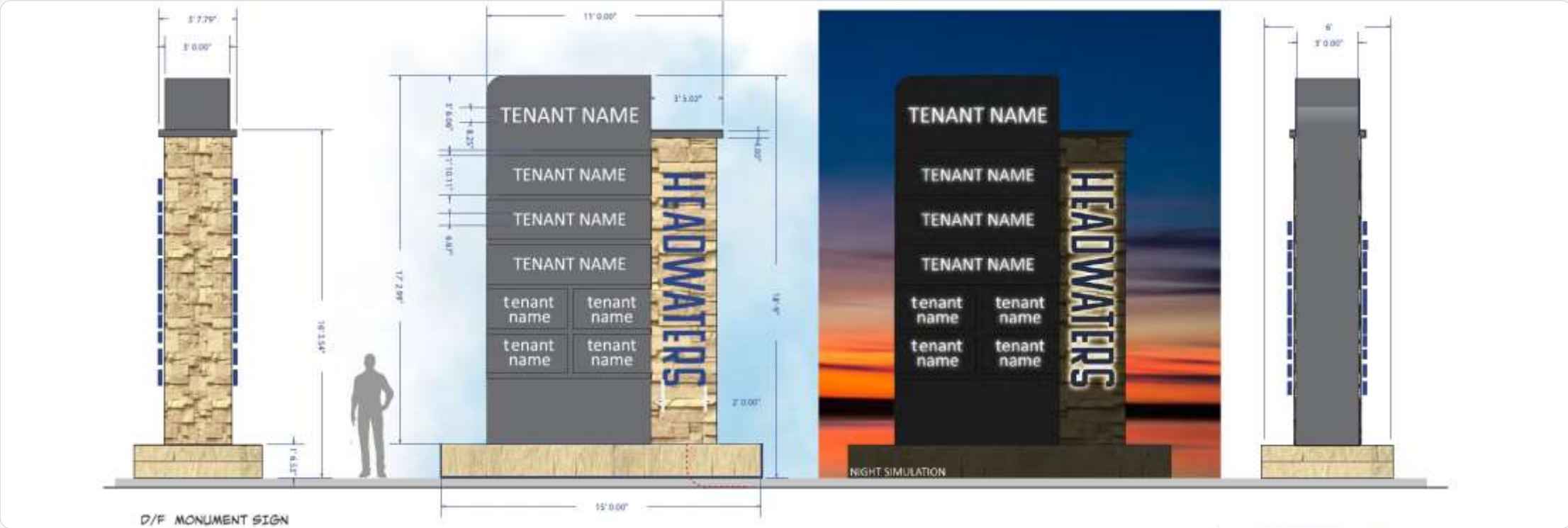
- 4 monument signs (M1 to M4)
- 5 directional signs (D1 to D5)
- Tenant wall signs, allocated by zone and tenant size
- Secondary signs on Buildings 1 and 17
- 1 flagpole at Building 16

Code sections the plan addresses

- Monument signs (Secs. 26.02.004(e), 26.02.006)
- Directional signs (Sec. 26.02.004(q))
- Wall signs (Sec. 26.02.004(b))
- Site-specific alternatives (Secs. 26.02.011, 26.03.011)

MONUMENT SIGNS · M1 TO M4

Four shared monuments for the entire center



18 ft 9 in max · 15 ft long at base · up to 10 tenant panels · 96 SF tenant area per side · limestone veneer and metal cladding

DIRECTIONAL SIGNS · D1 TO D5

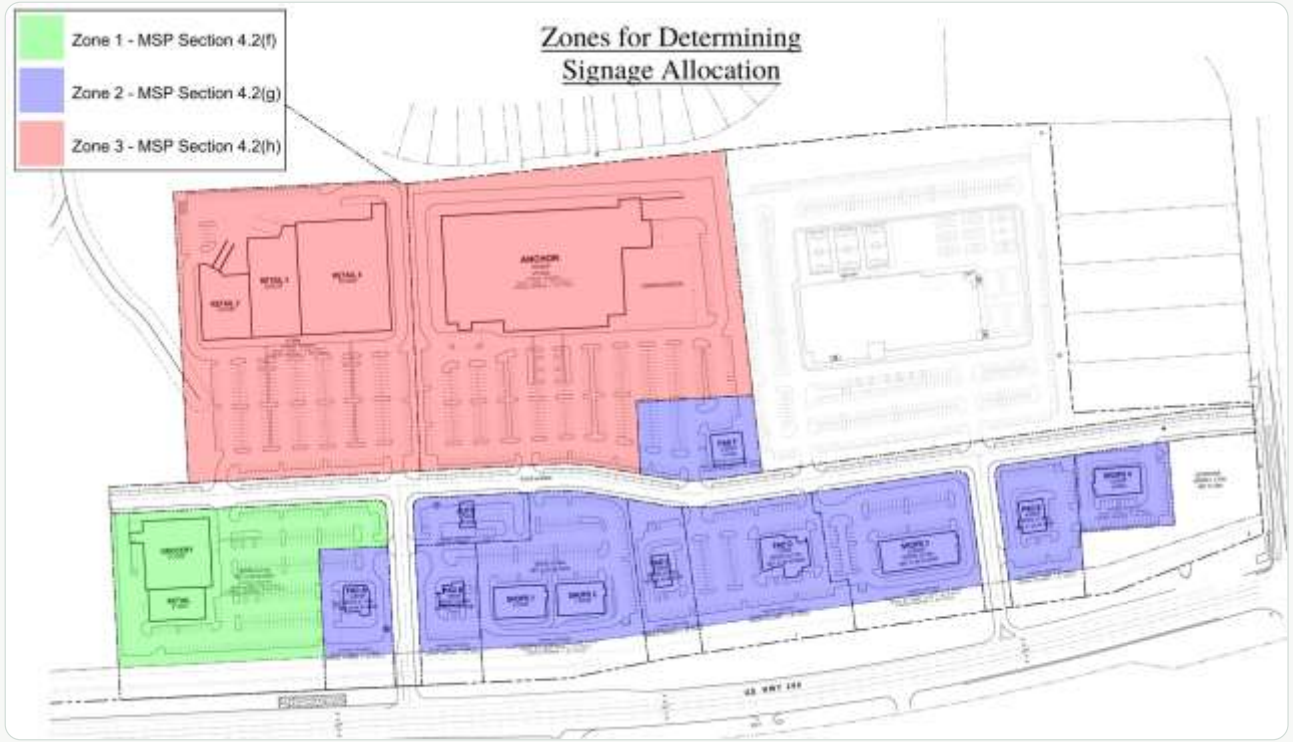
Five directional signs for internal wayfinding



8 ft 10 in max · up to 7 panels · 30 SF tenant area per side · internal wayfinding only, not fronting U.S. 290

WALL SIGNS

Wall signs sized by tenant size and proximity to U.S. 290



Zone 1 · Buildings 1 and 2

215 ft from U.S. 290 · 2 signs per tenant; 64 to 275 SF by tenant size

Zone 2 · Buildings 3 to 13

175 ft from U.S. 290 (closest) · 2 signs per tenant, 1 per side; 64 or 100 SF

Zone 3 · Buildings 14 to 17

825 ft from U.S. 290 · 1 sign per tenant; 64 to 275 SF by tenant size

All zones: max 75% of storefront width; static 3000K lighting; white letters on every building fronting U.S. 290

WHY A MASTER SIGN PLAN

The code points this project to a master sign plan

Sec. 26.02.011(a)

“A master sign plan is appropriate for: a planned development district; … a development agreement; … a multi-unit complex”

Headwaters: zoned PDD-6 with a recorded Development Agreement; a 17-building center of approximately 300,000 SF on 43 acres

Sec. 26.02.006(d)

“A master sign plan is strongly encouraged for a multi-unit complex.”

Headwaters: a multi-unit shopping center with one comprehensive plan for monument, directional and wall signs

Sec. 26.02.011(d)

“…alternative sign standards when the plan provides a coordinated, high-quality design that advances the purposes of this Chapter …”

Headwaters: a consistent limestone and metal design compatible with the City’s Hill Country character

WHY A MASTER SIGN PLAN · THE SITE

Challenging topography limits visibility from U.S. 290



10 to 45 ft

Pad elevations above the U.S. 290 reference point

5% to 6.8%

Entry drive grades, rising 15 to 25 ft

38,000

Vehicles per day on U.S. 290

TxDOT 2023 count, Headwaters TIA (Kimley-Horn, 2025)

WHY A MASTER SIGN PLAN · THE SITE

The site sits above and behind U.S. 290



From U.S. 290, the slope blocks most of the view of buildings set 45 ft up and 175 ft back



West entry drive climbs 15 ft over 305 ft at a 5% slope

MASTER SIGN PLAN ALTERNATIVE STANDARDS CRITERIA · SEC. 26.03.011(G)

Coordinated design, readability, and wayfinding

Coordinated design

- Wall signs in each zone follow specific design, color and illumination criteria established in the master sign plan
- Sign sizing is consistent throughout the center, based on tenant size and proximity to U.S. 290
- Signs are intentionally consolidated into four monuments and five directional signs to reduce visual clutter

Readability

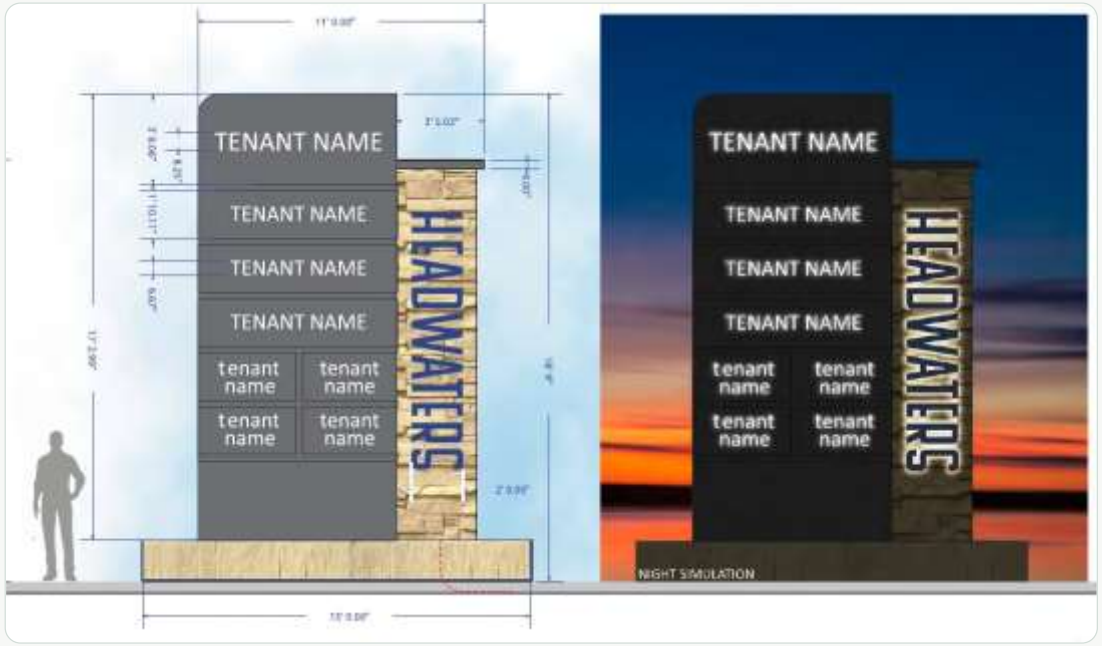
- Wall signs are scaled based on elevation and distance from U.S. 290
- Monument signs are sized to read from U.S. 290 at highway speeds
- Directional signs are sized for drivers traveling through the site, rather than highway traffic

Wayfinding

- Entry monuments clearly identify primary access points
- Five internal directional signs provide wayfinding for emergency vehicles and shoppers
- Address numerals on each monument provide clear identification for emergency responders and shoppers

MASTER SIGN PLAN ALTERNATIVE STANDARDS CRITERIA · SEC. 26.03.011(G)

Materials, colors, and Hill Country character



City's preferred sign design (Sec. 26.01.013(b))

Native stone, wood, metal, masonry or stucco

Natural limestone veneer and metal cladding

Muted, natural or earth-tone colors

Muted grey cabinets set on a natural limestone base

Simple sign shapes and restrained lettering

Uniform tenant panels with white lettering

Low-glare lighting

Halo-lit reverse-channel wall letters; static 3000K, subject to the curfew

Integrated with the building's architecture

Limestone matches the buildings

MASTER SIGN PLAN ALTERNATIVE STANDARDS CRITERIA · SEC. 26.03.011(G)

Safety, lighting, and viewpoint neutrality

Safety

- No sign may block sight distance, fire lanes or emergency access
- Address numerals at least 6 in. on every monument for emergency response

Lighting

- Static 3000K warm-white lighting
- Subject to the City's lighting curfew
- Dark-sky compatible, with no animation or flashing

Viewpoint neutrality

- Regulates size, location, design and lighting only
- Noncommercial copy may replace commercial copy

Confirmed at permit: final locations and setbacks, electrical and lighting review, and right-of-way or TxDOT authorization where required.

THE REQUEST

Adopt the ordinance approving the Master Sign Plan for Headwaters East Commercial

- Secs. 26.02.011(a) and 26.02.006(d) point this project to a master sign plan
- Site depth and topographic conditions limit visibility from U.S. 290
- The plan is submitted for the written master sign plan findings required by Sec. 26.03.011(f)–(g)
- Council is asked to adopt the MSP ordinance with the expressly identified site-specific alternative standards

marathon EQUITY

Appendix

Reference material for questions

APPENDIX A

Sign counts and sizes

Type	Count	Height	Area
Monument	4	18 ft 9 in	96 SF tenant per side
Directional	5	8 ft 10 in	30 SF tenant per side
Wall	1 to 2 per tenant	Limited by sign area	64 to 275 SF by zone and tenant size
Secondary	4 each, Bldgs 1 and 17	Limited by sign area	50 SF total per bldg
Flagpole	1, Bldg 16	25 ft	40 SF flag
Window	Per Ch. 26	Per Ch. 26	Per Ch. 26

DRIPPING SPRINGS
Texas

Date: **November 3, 2026**

To: **Mayor & City Council**

From: **Michelle Fischer, Sign Administrator**

Re: **Headwaters East Commercial Master Sign Plan Ordinance,** *Applicant: Will Wiess, Marathon Equity*

The proposed Headwaters East Commercial Master Sign Plan Ordinance has been reviewed under the current Sign Ordinance (Chapter 26, City of Dripping Springs Code of Ordinances) adopted on September 15, 2026.

Headwaters East Commercial is a large multi-unit development on 43 acres fronting US Highway 290 in the Headwaters Subdivision within Planned Development District #6. There will be over 300,000 square feet of retail space and 17 building. This development warrants having a Master Sign Plan, which is a comprehensive sign program for a property, project, development, multi-unit complex, planned development, development agreement, or other defined area (Definitions, Sign Ordinance). Add info on Applicant.

This Master Sign Plan is before City Council for consideration because it:

(1) requests standards materially different from the Sign Ordinance;
(2) affects a large development and multi-unit project;
(3) includes multiple variances;
(4) affects a major gateway corridor;
(5) involves significant public interest; and
(6) should be adopted by ordinance.

The Headwater East Commercial Master Sign Plan includes variances, also referred to in the Sign Ordinance as alternative standards, for multi-unit complex monument, wall, directional, and flagpole signs. All owners, tenants, subtenants, and successors within the Master Sign Plan area shall comply with the approved Master Sign Plan. All other signs in the development are required to comply with the City's Sign Ordinance.

Here is a comparison of the proposed alternative design standards to the Sign Ordinance's standards:

TYPE OF SIGN	SIGN ORDINANCE STANDARDS	ALTERNATIVE STANDARDS
Multi-unit Complex Monument	Height: 6 feet	Height: 18’ 9”
	Sign Area: 48 square feet	Sign Area: 96 square feet (tenant panels only; does not include “Headwaters”)
	Quantity: 1 per complex; if located at the intersection of two arterial streets, may have 1 such sign for each arterial frontage.	Quantity: 4 (2 at intersections with US Hwy 290, one at intersection with N. Canyonwood Dr., one at west entrance not currently an intersection).
Wall	Sign Area: 64 square feet or 1 square foot of wall-sign area for each linear foot of tenant frontage on that elevation.	Sign Area: 64-275 square feet, depending on square footage of tenant.
	Quantity: a business may have 1 wall sign on each public-facing building elevation with a customer entrance or other legitimate public-facing facade, provided the cumulative wall-sign area on any one elevation does not exceed the limit above.	Quantity: Zone: 1 Bldgs. 1 & 2: 2 wall signs per tenant; 64 to 275 square feet, depending on tenant size. Zone 2 : Bldgs. 3-13: 2 wall signs per tenant, one at rear facing US Hwy 290 reverse channel lit with white face; 64 or 100 square feet, depending on tenant size. Zone 3: Bldgs. 14-17: 1 wall sign per tenant; 64-275 square feet, depending on size. Bldgs. 1 & 17: 4 secondary signs allowed per building; 50 square feet cumulative.
Directional	Height: 4 feet	Height: 8’ 10”

	Sign Area: 4 square feet	Sign Area: 30 square feet (tenant panels only, does not include "Headwaters")
	Quantity: 4	Quantity: 5
Flagpole	Height: the lesser of 25 feet or the nearest principal roof height.	Height: Bldg. 16 may have a flagpole up to 25 feet without applying the nearest-principal-building-roof-height limitation.

The proposed Master Sign Plan approves site-specific alternative sign standards through a coordinated design that advances the purpose of the Sign Ordinance, which is to:

1) protect public health, safety, welfare, traffic safety, community character, and local economic vitality;
2) make sign rules easier to understand and administer;
3) allow businesses and property owners reasonable and practical sign visibility;
4) preserve the City's small-town, Hill Country, and historic character;
5) reduce visual clutter and traffic distractions;
6) protect dark skies and avoid light glare and trespass;
7) provide clear permit, variance, appeal, and master sign plan procedures;
8) regulate sign in a content-neutral manner to the greatest extent allowed by law; and
9) preserve and not restrict constitutionally protected noncommercial speech.

The proposed signs are compatible with the approved Alternative Exterior Design Standards for the buildings and with the City's Hill Country character. Renderings of the buildings are included in the Master Sign Plan. The designs of the building and signs are straightforward, simple designs using native materials, simple massing schemes, dominant sheltering roof forms, wide, generous porches, permanent pedestrian shade structures, natural earthtone hues, and numerous window and doorway openings, in a manner compatible with the historic and scenic character of Dripping Springs (definition of Hill Country Style).

The proposed Master Sign Plan meets the following considerations for alternative signage standards:

(1) provides coordinated design;
(2) improves readability and wayfinding;
(3) reduces visual clutter;

(4) uses durable materials and compatible colors;
(5) protects traffic and pedestrian safety;
(6) complies with the outdoor lighting ordinance;
(7) respects historic and Hill Country character; and
(8) does not discriminate based on viewpoint.

The proposed signs are similar in quantity, height, and area of the signs in other large commercial developments, such as Belterra Commercial.

The City Council may approve, approve with conditions, deny, or modify the Master Sign Plan Ordinance.

I recommend approval of the Master Sign Plan Ordinance as proposed.

Respectfully Submitted,

Michelle Fischer

Michelle Fischer, Sign Administrator

Applicable Regulations from the Sign Ordinance regarding the Headwaters East Commercial Master Sign Plan

Section 26.01.002. Purpose and findings

(a) The City adopts this Chapter under Texas Local Government Code Chapter 216 and the City's other lawful authority to protect public health, safety, welfare, traffic safety, community character, and local economic vitality.

(b) The City Council finds that signs are an important way for businesses, residents, property owners, public agencies, and other speakers to communicate. The City also finds that the size, height, location, lighting, construction, and design of signs can affect traffic safety, pedestrian safety, visual clutter, property values, neighborhood character, scenic views, dark skies, and the City's historic Hill Country character.

(c) This Chapter is intended to:

(1) make sign rules easier to understand and administer;
(2) allow businesses and property owners reasonable and practical sign visibility;
(3) preserve the City's small-town, Hill Country, and historic character;

(4) reduce visual clutter and traffic distractions;
(5) protect dark skies and avoid light glare and trespass;
(6) provide clear permit, variance, appeal, and master sign plan procedures;
(7) regulate sign in a content-neutral manner to the greatest extent allowed by law; and
(8) preserve and not restrict constitutionally protected noncommercial speech.

A Master Sign Plan means an approved comprehensive sign program for a property, project, development, multi-unit complex, planned development, development agreement, or other defined area (Definitions, Sign Ordinance).

Hill Country style means straightforward, simple design using native materials, small-scale forms, simple massing schemes, dominant sheltering roof forms, wide eave overhangs, generous porches or permanent pedestrian shade structures, and numerous window and doorway openings, in a manner compatible with the historic and scenic character of Dripping Springs (Definitions, Sign Ordinance).

Section 26.03.011. Master sign plan approval

(a) A master sign plan application shall be filed with the sign administrator and shall include the information required by Section 26.02.011 *[Master signplans]* and any City application checklist.

(b) The sign administrator may approve, approve with conditions, deny, or refer a master sign plan to the City Council.

(c) The sign administrator shall approve, approve with conditions, deny, or refer a complete master sign plan application within 30 calendar days after filing.

(d) The sign administrator should refer a master sign plan to the City Council when the plan:
(1) requests standards materially different from this Chapter;
(2) affects a large development or multi-unit project;
(3) includes multiple variances;
(4) affects a historic district or major gateway corridor;
(5) involves significant public interest; or
(6) should be adopted by ordinance or agreement.

(e) The City Council may approve, approve with conditions, deny, or modify a master sign plan.

(f) A master sign plan may approve site-specific alternative sign standards only when the plan provides coordinated design and the approving authority makes written findings that the plan advances the purposes of this Chapter and is compatible with the City's Hill Country and historic character.

(g) A master sign plan may allow alternative standards if the overall plan:

(1) provides coordinated design;
(2) improves readability and wayfinding;
(3) reduces visual clutter;
(4) uses durable materials and compatible colors;
(5) protects traffic and pedestrian safety;
(6) complies with the outdoor lighting ordinance;
(7) respects historic and Hill Country character; and
(8) does not discriminate based on viewpoint.

(h) An approved master sign plan controls over inconsistent general standards in this Chapter for the property covered by the plan only to the extent the plan expressly addresses or modifies the issue in question, unless state or federal law requires otherwise.

(i) A new project-specific master sign plan adopted after the effective date of this Chapter may be codified in Article 26.11 *[Preserved and Future Project-Specific Master Sign Plans]* and incorporated by reference, with the official plan documents maintained by the City Secretary.

(j) All owners, tenants, subtenants, and successors within the master sign plan area shall comply with the approved master sign plan.

Section 26.02.004. Commercial property

b) Wall signs. Each business may have wall signs with a permit subject to the following standards:

(1) the total wall-sign area for a business on any one building elevation may not exceed the lesser of 64 square feet or one square foot of wall-sign area for each linear foot of tenant frontage on that elevation;
(2) a business may have one wall sign on each public-facing building elevation with a customer entrance or other legitimate public-facing facade, provided the cumulative wall-sign area on any one elevation does not exceed the limit in paragraph (1);
(3) no individual wall sign may exceed 75 percent of the linear width of the tenant frontage on the elevation where the sign is installed;

(4) a wall sign may not extend above the roof or more than four feet beyond the wall to which it is attached;
(5) a wall sign may not exceed the maximum building height for the zoning district;
(6) a wall sign may not extend over public property except over an adjacent sidewalk where allowed by law; and
(7) address lettering shall be at least six inches high if an address is displayed.

(n) Flags. Each commercial lot may have up to four flags on up to two flagpoles without a permit if:
(1) each flag does not exceed 40 square feet;
(2) each flagpole does not exceed 25 feet in height or the nearest principal building roof height, whichever is lower;
(3) each flagpole meets the required building setback or ten feet, whichever is more restrictive; and
(4) no flagpole displays more than two flags.

(q) Directional signs. A commercial property may display up to four on-premises directional signs without a permit if each sign:

(1) provides only directional, access, circulation, entrance, exit, parking, building, tenant, or
(2) wayfinding information for the premises;
(3) does not exceed four square feet in signable area;
(4) does not exceed four feet in height;
(5) is located on the premises served by the sign;
(6) does not obstruct sight distance, a sidewalk, a pedestrian route, a driveway, a parking aisle, a fire lane, emergency access, a required exit, a utility easement, a drainage easement, or a public right-of-way;
(7) is not used as a substitute for an off-premises sign, billboard, or general advertising sign; and
(8) complies with all other applicable lighting, maintenance, and safety standards of this Chapter.

Section 26.02.006. Multi-unit nonresidential complexes

(a) This Section applies to shopping centers, office centers, mixed-use centers, business parks, and other nonresidential multi-unit complexes.

(b) In addition to signs otherwise allowed for the zoning district, a multi-unit complex may have one monument or wall tenant directory sign per complex with a permit if:
(1) the sign does not exceed 48 square feet;
(2) the sign does not exceed six feet in height if freestanding;

(3) the sign includes the complex name and street address, with address lettering at least six inches high;
(4) the sign complies with setbacks and any site-specific safety setback required by the sign administrator or building official; and
(5) a monument sign includes at least 24 square feet of maintained landscaping at the base.

(c) A complex located at the intersection of two arterial streets may have one such sign for each arterial frontage if approved by permit.

(d) A master sign plan is strongly encouraged for a multi-unit complex. Once approved, all owners, tenants, subtenants, and purchasers of individual units shall comply with the master sign plan.

(e) A tenant panel or sign face may be replaced with a permit if the replacement is the same size or smaller and otherwise complies with the approved sign or master sign plan.

City of Dripping Springs

Master Sign Plan For Headwaters East Commercial Subdivision

ORDINANCE No. 2026-##

AN ORDINANCE OF THE CITY OF DRIPPING SPRINGS, TEXAS, AMENDING CHAPTER 26 OF THE DRIPPING SPRINGS CODE OF ORDINANCES BY AMENDING SECTION 26.11.202 TO ADOPT AND INCORPORATE BY REFERENCE THE "MASTER SIGN PLAN FOR HEADWATERS EAST COMMERCIAL SUBDIVISION"; ESTABLISHING SITE-SPECIFIC SIGN REGULATIONS FOR THE HEADWATERS EAST COMMERCIAL SUBDIVISION; PROVIDING FINDINGS OF FACT; PROVIDING FOR APPLICABILITY, ADMINISTRATION, PERMITTING, STANDARDS, PROCEDURES, ENFORCEMENT, PENALTIES, SEVERABILITY, CODIFICATION, PUBLICATION, AND AN EFFECTIVE DATE; AND PROVIDING FOR PROPER NOTICE AND MEETING.

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt ordinances and police regulations that are for the good government, peace, or order of the City and are necessary or proper for carrying out powers granted by law; and

WHEREAS, pursuant to Texas Local Government Code Chapter 216, the City has authority to regulate signs within the City and its extraterritorial jurisdiction to the extent authorized by state law; and

WHEREAS pursuant to Texas Local Government Code Chapter 211, the City has authority to regulate land use and development within the City limits; and

WHEREAS, the Headwaters Commercial Tract is governed by Planned Development District No. 6, approved November 8, 2016, which references the Headwaters at Barton Creek Development Agreement, as amended or restated; and

WHEREAS, this Ordinance approves a project-specific master sign plan and does not amend the Headwaters at Barton Creek Development Agreement or any other development agreement; and

WHEREAS, the City Council finds that the Property presents site-specific conditions, including the size and depth of the development, the number and scale of tenants and buildings, internal circulation needs, topography, highway visibility conditions, and distance from U.S. Highway 290, that warrant coordinated, site-specific sign regulations through a master sign plan; and

WHEREAS, the City Council finds that a master sign plan is a more efficient and orderly method for regulating signs on the Property than repeated individual variance requests; and

WHEREAS, the City Council finds that the sign standards adopted by this Ordinance provide coordinated design, improve readability and wayfinding, reduce visual clutter, use durable materials and compatible colors, protect traffic and pedestrian safety, comply with the City's outdoor lighting requirements, respect the City's Hill Country character, and do not discriminate based on message, speaker, or viewpoint; and

WHEREAS, the City Council finds that the monument signs, directional signs, wall signs, secondary signs, window signs, flagpole allowance, sign-area measurement standards, and other site-specific standards approved by this Ordinance are reasonable, appropriate, and compatible with the overall design and setting of the Property; and

WHEREAS, Ordinance No. 2018-20 adopted the Master Sign Plan for the Headwaters Subdivision, preserved in Section 26.11.106, and the City Council intends to establish the relationship between that plan and this Master Sign Plan without repealing the subdivision plan as a whole; and

WHEREAS, the City Council finds that it is necessary and proper for the good government, peace or order of the City of Dripping Springs to adopt an ordinance approving the Master Sign Plan for the Headwaters East Commercial Subdivision.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Dripping Springs, Texas:

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.

(a) Chapter 26 of the Dripping Springs Code of Ordinances is amended by adding Section 26.11.202, "Master Sign Plan for Headwaters East Commercial Subdivision," as set forth in Attachment "A" to this Ordinance.

(b) The City Council adopts the Master Sign Plan for Headwaters East Commercial Subdivision set forth in Attachment "B" to this Ordinance, including Exhibit A to that Master Sign Plan.

(c) Attachments "A" and "B," including Exhibit A to Attachment "B," are incorporated into this Ordinance.

3. **Relationship to other approvals and law**This Master Sign Plan controls over inconsistent general provisions of Chapter 26 only for the Property and only to the extent it expressly addresses or modifies the issue. Chapter 26 governs all other sign matters.

   (b) Ordinance No. 2018-20 and the Master Sign Plan for the Headwaters Subdivision preserved in Section 26.11.106 remain in effect. To the extent that plan applies to the Property, this Master Sign Plan supersedes its inconsistent requirements only for signs expressly authorized by this Master Sign Plan. This Ordinance does not cancel or relocate an existing sign approved under Ordinance No. 2018-20 or enlarge that ordinance's sign allowances.

   (c) This Ordinance does not amend Planned Development District No. 6 or any development agreement. Their requirements remain applicable according to their terms. Approval of this Master Sign Plan does not constitute approval of a separate contractual or planned-development amendment.

   (d) Approval of this Master Sign Plan does not waive applicable outdoor-lighting, building, electrical, fire, historic-preservation, right-of-way, utility, state, or federal requirements.

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 directed to codify Section 26.11.202 as set forth in Attachment "A." The Master Sign Plan in Attachment "B," including its Exhibit A, shall be incorporated by reference rather than reproduced in full in the Code. The City Secretary shall maintain the official copy of this Ordinance, both attachments, the exhibit, and all subsequent amendments and conditions of approval. Non-substantive formatting, numbering, and cross-reference corrections may be made without changing the meaning or effect of this Ordinance.

6. **Effective date.** This Ordinance shall be effective immediately upon passage and publication of caption.

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 XXX, _____, 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

Attachment "A"

CHAPTER 26. SIGNS

Article 26.11 Preserved and Future Project-Specific Master Sign Plans

Section 26.11.202. Master Sign Plan for Headwaters East Commercial Subdivision

(a) The Master Sign Plan for Headwaters East Commercial Subdivision, adopted by Ordinance No. [insert assigned ordinance number] as Attachment "B," including its Exhibit A, is adopted and incorporated by reference.

(b) The plan applies only to the development, buildings, signs, and sign zones identified in the plan, subject to its scope and limitations.

(c) The plan controls over inconsistent general provisions of Chapter 26 only to the extent it expressly addresses or modifies the issue. Its relationship to other site-specific approvals is governed by the adopting ordinance.

(d) Signs and sign matters not expressly addressed or modified by the plan shall comply with the generally applicable provisions of Chapter 26.

(e) The City Secretary shall maintain the official copy of the plan, including its exhibit, amendments, and conditions of approval.

Attachment "B"

Master Sign Plan for Headwaters East Commercial Subdivision

(Incorporated by reference in Section 26.11.202 of the City of Dripping Springs Code of Ordinances)

Section 1 Enactment Provisions

1.1. Popular Name

This Master Sign Plan shall be commonly cited as the "Master Sign Plan for Headwaters East Commercial Subdivision."

1.2. Purpose

The purpose of this Master Sign Plan is to establish coordinated, site-specific sign standards for the Property in order to provide a uniform and compatible sign program; improve readability, identification, and wayfinding; reduce visual clutter; protect traffic and pedestrian safety; preserve the City's dark-sky and Hill Country character; and provide clear standards for owners, tenants, applicants, and City staff.

1.3. Scope

(a) This Master Sign Plan applies to the Headwaters East Commercial development depicted in Exhibit A. Its site-specific sign allowances apply only to Buildings 1 through 17, Monument Signs M1 through M4, Directional Signs D1 through D5, and the sign zones identified on sheets 3 and 4 of Exhibit A, as further limited by the written standards of this Master Sign Plan. References to the "Property" mean that depicted commercial development and do not include the remainder of Planned Development District No. 6.

(b) This Master Sign Plan applies to the Owner, each Tenant, each subtenant, each purchaser, each ground lessee, each successor or assign, each applicant, and each person who owns, installs, maintains, repairs, alters, relocates, or displays a sign on the Property. The Owner shall provide each Tenant with a copy of this Master Sign Plan or otherwise make this Master Sign Plan available to each Tenant.

(c) The Property does not include the remainder of Planned Development District No. 6 or the remainder of Headwaters merely because it is subject to the same planned development district, development agreement, or subdivision master sign plan. Depiction of adjacent land, buildings, roads, or other improvements in Exhibit A does not extend the site-specific sign allowances to those areas. This Master Sign Plan does not approve signs within a public right-of-way or on another person's property without the required authorization.

1.4. Applicability

(a) The standards set forth in this Master Sign Plan, along with the illustrations identified in the Approved Exhibits, which are included herein for all intents and purposes, shall govern the signage erected on the Property.

(b) Permit applications for signs proposed to be erected and maintained at the Property shall be evaluated for compliance with the standards set forth in this Master Sign Plan, Chapter 26 (Signs), Chapter 24-Article 24.06 (Lighting), and the Code of Ordinances (generally).

(c) Variance applications for signs proposed to be erected at the Property shall be evaluated in accordance with the standards set forth in this Master Sign Plan, Chapter 26 (generally), Chapter 24-Article 24.06 (Lighting), and the Code of Ordinances (generally).

(d) This Master Sign Plan is a site-specific master sign plan adopted under Chapter 26 and other applicable law. If a standard in this Master Sign Plan conflicts with a general standard in Chapter 26, this Master Sign Plan controls for the Property. Chapter 26, as amended from time to time, applies to signs and sign matters on the Property only to the extent not expressly addressed or modified by this Master Sign Plan. Later amendments to Chapter 26 do not repeal, supersede, or render nonconforming any sign, standard, approval, permit, or condition authorized by this Master Sign Plan unless the later ordinance expressly identifies this Master Sign Plan and states that it is being amended, repealed, or superseded.

(e) The number, type, height, dimensions, signable area, locations, materials, illumination standards, wall sign allocations, sign-area measurement rules, secondary sign allowances, flagpole allowance, amendment procedures, and other standards expressly stated in this Master Sign Plan are site-specific standards approved for the Property and shall remain applicable unless amended by ordinance or as otherwise provided in this Master Sign Plan.

(f) The relationship of this Master Sign Plan to Ordinance No. 2018-20, Planned Development District No. 6, development agreements, and other applicable law is governed by Section 3 of the adopting ordinance.

(g) The written standards of this Master Sign Plan control over conflicting illustrations, dimensions, or notes in Exhibit A. Exhibit A establishes the approved sign locations, building identification, sign zones, materials, mounting details, and design specifications where consistent with the written standards. Illustrative tenant names do not authorize off-premises advertising or additional signs. A drawing marked illustrative does not override an express written standard. Quantities, sample sign copy, and building renderings in Exhibit A do not increase the sign counts or areas allowed by the written standards. Multiple lines, logos, or graphic elements forming one wall sign shall be measured together under Section 4.2(c).

1.5. Administration

(a) Sign permit applications under this Master Sign Plan are subject to the general rules and procedures for sign permits set forth in Chapter 26.

(b) A sign permit application under this Master Sign Plan shall include written Owner approval stating that the Owner has reviewed the specifications of the proposed sign and supports the application. If Headwaters Architectural Design Review Committee approval is required by private covenant, development standards, or Owner policy, the applicant shall provide evidence of that approval with the City permit application. Owner approval or Headwaters Architectural Design Review Committee approval does not constitute City approval and does not waive any City permit, inspection, code, right-of-way, building, electrical, fire, lighting, TxDOT, or other legal requirement.

Section 2 Definitions

(a) Rules of Interpretation

Words and phrases used in this Master Sign Plan have the meanings set forth in this Master Sign Plan. Terms not defined in this Master Sign Plan but defined in Chapter 26 or elsewhere in the Code have the meanings assigned by the Code. Terms not defined by this Master Sign Plan or the Code shall be given their common and ordinary meaning unless the context clearly requires otherwise. The word “shall” is mandatory. The word “may” is permissive. The singular includes the plural, and the plural includes the singular, unless the context requires otherwise. Headings are for convenience only and do not limit or expand the text.

(b) Specific Terminology

City: the City of Dripping Springs, an incorporated municipality located in Hays County, Texas.

Approved Exhibits: means the 24-sheet document titled “Master Sign Plan Exhibit,” drawing number Art 26-047 R3, bearing the date June 4, 2026, attached as Exhibit A to this Master Sign Plan, including the sign-location plan on sheet 3 and the sign-zone plan on sheet 4.

Directional Sign: means a freestanding sign depicted as D1 through D5 in the Approved Exhibits and authorized by this Master Sign Plan. Directional Signs are intended to provide on-premises tenant identification and wayfinding within the Property.

Monument Sign: means a freestanding sign depicted as M1 through M4 in the Approved Exhibits and authorized by this Master Sign Plan. Monument Signs are intended to identify the Property and tenants on the Property.

Owner: means the person or entity that owns all or part of the Property, and includes a property management agent or other representative acting on behalf of the owner under a written contract, agency authorization, letter, power of attorney, or similar authorization.

Person: a human individual, agency, association, business, corporation, partnership or sole proprietorship.

Secondary Sign**:** any sign, display, lettering, graphic, symbol, or message affixed to, mounted on, integrated into, or otherwise associated with the exterior of a building or structure, other than a primary wall sign, including, but not limited to, signage located on building elevations or exterior building elements.

Tenant: means a person or entity holding a leasehold interest in a designated unit within the Property. Subtenants are not treated as separate Tenants for purposes of calculating maximum allowable signage under this Master Sign Plan. For purposes of this Master Sign Plan, Tenant also includes a fee owner, ground lessee, or ground lessor of a building or unit within the Property to the extent that the person or entity occupies or controls the building or unit.

Signable Area, Monument Sign: means the tenant-panel display area on a Monument Sign. The approved tenant-panel area excludes the project-name display and structural surround shown in the Approved Exhibits. Those excluded elements shall remain within the approved design and overall dimensions. A permit approval may not change this measurement method.

Signable Area, Directional Sign: means the tenant-panel display area on a Directional Sign. The approved tenant-panel area excludes the project-name display and structural surround shown in the Approved Exhibits. Those excluded elements shall remain within the approved design and overall dimensions. A permit approval may not change this measurement method.

Signable Area, Wall Sign: means the rectangular area defined by the outermost extremities of the individual letters, logos, and graphic elements of the wall sign, including the maximum height and overall length of the lettering, logo, or graphic envelope. For wall signs approved under this Master Sign Plan, signable area is calculated based on that envelope and does not include a backer panel, frame, or background element unless the backer panel, frame, or background element contains text, logos, graphics, symbols, or other sign copy.

Window Sign: means a sign, graphic, decal, film, lettering, or other visual display affixed to, painted on, or applied directly to the interior or exterior surface of a window or glass door of a building and visible from the exterior. Window Signs include vinyl graphics, frosted or opaque film, painted lettering, and perforated or mesh window films. Window Signs do not include merchandise, product displays, interior furnishings, or interior signs that are incidentally visible through glass.

Section 3 Approved Alternative Standards

3.1. General Consistency

(a) The City Council approves the standards in this Master Sign Plan as site-specific alternative standards for the Property, including Monument Signs, Directional Signs, wall signs, Secondary Signs for Buildings 1 and 17, one flagpole for Building 16, project-wide design, materials, color, illumination standards, administrative review of minor changes, and all other standards expressly stated in this Master Sign Plan.

(b) This Master Sign Plan authorizes only those signs expressly described in this Master Sign Plan or otherwise allowed by Chapter 26. Approval of this Master Sign Plan does not create a right to install additional signs, larger signs, taller signs, different sign types, off-premises advertising signs, or signs in locations not approved by the City.

(c) This Master Sign Plan regulates signs based on physical, locational, design, lighting, safety, and land-use characteristics and shall not be applied based on message, speaker, or viewpoint. Any sign allowed under this Master Sign Plan or Chapter 26 for a commercial message may display a lawful noncommercial message instead, subject to the same physical, locational, design, lighting, safety, and permitting standards.

(d) Signs approved under this Master Sign Plan shall relate to tenants, buildings, uses, access, identification, or wayfinding within the Property, except that a lawful noncommercial message may be substituted as provided in this Master Sign Plan.

(e) All signs and supporting structures shall be designed in accordance with the overall architectural theme of the Property and the Approved Exhibits. Signs shall use durable materials, compatible colors, and a coordinated design appropriate for the Property and the City's Hill Country character.

(f) Signs shall remain static and may be illuminated only as allowed by this Master Sign Plan, the Approved Exhibits, and the City's outdoor lighting regulations. No sign shall obstruct sight distance, a sight triangle, emergency access, a fire lane, a sidewalk, a trail, a pedestrian route, a driveway, a parking aisle, a required exit, a utility easement, a drainage easement, or a public right-of-way. The City may condition permit approval on relocation, increased setback, reduced height, reduced area, shielding, landscaping, or other measures necessary to address a site-specific safety issue.

(g) This Master Sign Plan modifies, supplements, or retains Chapter 26 as follows:

(1) **Monument Signs.** Section 3.2 establishes the approved four-sign program, dimensions, height, tenant-panel count, signable area, and design in place of inconsistent limits in Sections 26.02.004(e) and 26.02.006(b)–(c), as applicable. These alternatives are less restrictive as to sign count, height, and area. They do not authorize additional individual-business monument signs under Section 26.02.004(e). Setbacks and site-specific safety requirements remain applicable unless expressly modified by this Master Sign Plan.

(2) **Directional Signs.** Section 3.3 replaces the number, height, and signable-area limits in Section 26.02.004(q) for Directional Signs D1 through D5. These alternatives are less restrictive. Each of those five signs requires a sign permit. Other directional signs are governed by Chapter 26.

(3) **Area Measurement.** The signable-area definitions in Section 2 and the wall-sign measurement rule in Section 4.2(c) replace the definition of "signable area" in Section 26.01.006 for the signs they expressly cover. These alternatives exclude the specified structural, background, and project-name elements from the applicable area calculations.

(4) **Wall Signs.** Section 4.2 replaces the wall-sign number, area, and location-allocation standards in Section 26.02.004(b)(1)–(2) for the buildings and zones it covers. The approved area tiers may allow larger signs, while the zone-specific count and placement rules may be more restrictive. The 75-percent width limit is retained. Section 26.02.004(b)(4)–(7) remains applicable.

(5) **Secondary Signs.** Sections 4.2(f)(5) and 4.2(h)(5) supplement the general wall-sign allowances by authorizing the stated additional Secondary Signs on Buildings 1 and 17.

(6) **Building 16 Flagpole.** Section 4.2(h)(6) expressly authorizes one flagpole up to 25 feet high without applying the nearest-principal-building-roof-height limitation in Section 26.02.004(n)(2). The remaining applicable setback, safety, and flag-display requirements of Chapter 26 remain in effect.

(7) **Address Area.** The address-character exclusion in Section 3.2(i) replaces the six-square-foot limit in Section 26.01.016(g) for the Monument Signs. The exclusion remains limited to characters used solely for addressing and emergency wayfinding, as stated in Section 3.2(i).

(8) **Window Signs and Other Requirements.** Section 3.4 leaves the Chapter 26 window-sign standards unchanged. Safety, maintenance, technical-code, and outdoor-lighting requirements remain applicable. No other Chapter 26 standard is modified unless this Master Sign Plan expressly states otherwise.

3.2. Monument signs

(a) The Owner may erect up to four Monument Signs, identified as M1 through M4 in the Approved Exhibits. No additional Monument Sign is authorized unless approved through the applicable amendment procedure under Section 5(d). The approximate locations of the Monument Signs are shown in the Approved Exhibits. Final locations are subject to this Master Sign Plan and City permit approval.

(b) **Building Materials:** Each Monument Sign shall consist of a limestone veneer and metal cladding.

(c) **Height:** The maximum height for all Monument Signs shall not exceed eighteen feet nine inches (18' 9").

(d) **Width:** The maximum width of each Monument Sign shall not exceed six feet at the base and three feet at the upper cabinet. The projecting upper cap or trim may extend to the width expressly dimensioned on sheet 5 of Exhibit A.

(e) **Length:** The maximum length for all Monument Signs shall not exceed fifteen feet (15') at the base and eleven feet (11’) at the top.

(f) Each Monument Sign shall not have more than ten (10) tenant panels on each side of the Monument Sign.

(g) A Monument Sign shall not exceed ninety-six square feet (96 sq. ft.) of tenant signable area on each side. The approved tenant signable area is separate from the overall structure area shown in the Approved Exhibits.

(h) A Monument Sign may be illuminated only to display tenant panels and the name of Headwaters, subject to the illumination standards of this Master Sign Plan and the City’s outdoor lighting regulations.

(i) A Monument Sign shall include the physical street address number or other addressing approved by the City, with address numerals not less than six inches in height. Address characters used solely for addressing and emergency wayfinding do not count toward tenant signable area if they do not function as tenant advertising or a commercial logo.

(j) Each Monument Sign shall include and maintain landscaped area at the base of the sign of at least twenty-four square feet (24 sq. ft.) unless the City requires a larger landscaped area as a permit condition.

3.3. Directional signs

(a) The Owner may erect up to five Directional Signs, identified as D1 through D5 in the Approved Exhibits. No additional Directional Sign is authorized unless approved through the applicable amendment procedure under Section 5(d). The approximate locations of the Directional Signs are shown in the Approved Exhibits. Final locations are subject to this Master Sign Plan and City permit approval.

(b) **Building Materials:** Each directional sign shall consist of limestone veneer and metal cladding.

(c) **Height:** The maximum height for all Directional Signs shall not exceed eight feet ten inches (8' 10").

(d) **Width:** The maximum width for all Directional Signs shall not exceed three feet (3') at the base and two feet (2’) at the top.

(e) **Length:** The maximum length for all Directional Signs shall not exceed six feet (6') at the base and six feet (6’) at the top.

(f) Each Directional Sign shall not have more than seven panels.

(g) A Directional Sign shall not exceed thirty square feet (30 sq. ft.) of tenant signable area on each side.

(h) Directional Sign copy is limited to tenant name, tenant logo, arrows, building number, pad or site identifier, access information, and similar on-premises wayfinding information, except that lawful noncommercial speech may be substituted as provided in this Master Sign Plan.

(i) Directional Signs shall not be located along, within, or oriented primarily toward the U.S. Highway 290 frontage road or right-of-way.

(j) A Directional Sign may be illuminated only to display tenant panels and the name of Headwaters, subject to the illumination standards of this Master Sign Plan and the City’s outdoor lighting regulations.

3.4. Window Signs

Tenants may install Window Signs in accordance with Chapter 26, as amended. Window Signs shall not cover windows in a way that creates a public-safety concern by preventing reasonable visibility into the premises for law enforcement, fire, emergency, or life-safety purposes.

Section 4 Wall Signage

4.1. Architectural General Consistency

All signs and supporting structures shall be designed in accordance with the overall architectural theme of the property.

4.2. Wall Signs

(a) This Section applies only to buildings located within Zones 1, 2, and 3, as depicted in the Approved Exhibits. Wall signs for buildings or locations not covered by this Section shall comply with Chapter 26 unless an alternative standard is approved through the applicable procedure under Chapter 26.

(b) The wall sign standards in this Section are approved alternative standards for the Property and replace otherwise applicable Chapter 26 commercial wall-sign number, area, and measurement standards for the buildings and zones covered by this Section.

(c) For purposes of calculating wall sign area under this Master Sign Plan, signable area shall be measured as the rectangular area defined by the outermost extremities of the individual letters, logos, and graphic elements of the wall sign, including the maximum height and overall length of the lettering, logo, or graphic envelope. The signable area shall be calculated based on that envelope and does not include a backer panel, framing, or background element unless the backer panel, frame, or background element contains text, logos, graphics, symbols, or other sign copy.

(d) Backer panels, frames, and background elements shall be compatible with the building architecture and approved materials and colors. The City may condition approval of a backer panel, frame, or background element to prevent visual clutter, excessive scale, glare, or incompatibility with the building or Property.

(e) For purposes of determining the applicable wall sign area tier, Tenant square footage shall be determined based on the gross leasable area of the Tenant's premises shown in the lease, site plan, certificate of occupancy, or other documentation accepted by the City. If a Tenant occupies combined suites, the combined gross leasable area may be used. Subtenant areas do not create separate sign allocations unless authorized through an amendment to this Master Sign Plan.

(f) For Buildings located within Zone 1, as shown in the Approved Exhibits, wall signs shall follow the criteria below:

(1) Letter height, font, and type style are not separately limited by this Master Sign Plan, provided the wall sign complies with the total signable area, length, location, illumination, material, color, and design standards of this Master Sign Plan and the Approved Exhibits.

(2) The total length of any such sign shall not exceed seventy-five (75%) of the storefront width of the tenant or occupant's premises on the Property.

(3) Each tenant shall be allowed two wall signs. A wall sign not on a public entrance side of the building shall not exceed seventy-five percent (75%) of the signable area of the tenant's entrance wall sign.

(4) The signable area of any wall sign for each sign shall not exceed:

(A) Sixty-four square feet for a Tenant with less than 4,000 square feet.

(B) One hundred square feet for a Tenant with at least 4,000 but not more than 6,000 square feet.

(C) One hundred fifty square feet for a Tenant with more than 6,000 but not more than 10,000 square feet.

(D) One hundred seventy-five square feet for a Tenant with more than 10,000 but not more than 15,000 square feet.

(E) Two hundred square feet for a Tenant with more than 15,000 but not more than 20,000 square feet.

(F) Two hundred seventy-five square feet for a Tenant with more than 20,000 square feet.

(5) Building 1 may install no more than four Secondary Signs in addition to the wall signs allowed by this Section. The total signable area of Secondary Signs on Building 1 shall not exceed fifty square feet (50 sq. ft.) in the aggregate. Secondary Signs on Building 1 shall comply with the design, material, color, illumination, and permit standards of this Master Sign Plan.

(g) For Buildings located in Zone 2, as shown in the Approved Exhibits, wall signs shall follow the criteria below:

(1) Letter height, font, and type style are not separately limited by this Master Sign Plan, provided the wall sign complies with the total signable area, length, location, illumination, material, color, and design standards of this Master Sign Plan and the Approved Exhibits.

(2) Each tenant shall be allowed two wall signs.

(3) No Tenant may have more than one wall sign on the same building side. A Tenant that is not located on a street corner shall locate one wall sign at the front of the building and one wall sign at the rear of the building. A corner Tenant may locate wall signs on two separate building sides, subject to City permit approval.

(4) The total length of any such sign shall not exceed seventy-five (75%) of the storefront width of the tenant or occupant's premises on the Property.

(5) The signable area of each wall sign shall not exceed:

(A) Sixty-four square feet (64 sq. ft.) for a Tenant at or under four thousand square feet (4,000 sq. ft.).

(B) One hundred square feet (100 sq. ft.) for a Tenant over four thousand square feet (4,000 sq. ft.).

(h) For Buildings located in Zone 3 as shown in the Approved Exhibits**,** wall signs shall follow the criteria below:

(1) Letter height, font, and type style are not separately limited by this Master Sign Plan, provided the wall sign complies with the total signable area, length, location, illumination, material, color, and design standards of this Master Sign Plan and the Approved Exhibits.

(2) No tenant shall be allowed more than one wall sign.

(3) The total length of any such sign shall not exceed seventy-five (75%) of the storefront width of the tenant or occupant's premises on the Property.

(4) The signable area of any wall sign for each business shall not exceed:

(A) Sixty-four square feet for a Tenant with less than 4,000 square feet.

(B) One hundred square feet for a Tenant with at least 4,000 but not more than 6,000 square feet.

(C) One hundred fifty square feet for a Tenant with more than 6,000 but not more than 10,000 square feet.

(D) One hundred seventy-five square feet for a Tenant with more than 10,000 but not more than 15,000 square feet.

(E) Two hundred square feet for a Tenant with more than 15,000 but not more than 20,000 square feet.

(F) Two hundred seventy-five square feet for a Tenant with more than 20,000 square feet.

(5) Building 17 may install no more than four Secondary Signs in addition to the wall signs allowed by this Section. The total signable area of Secondary Signs on Building 17 shall not exceed fifty square feet (50 sq. ft.) in the aggregate. Secondary Signs on Building 17 shall comply with the design, material, color, illumination, and permit standards of this Master Sign Plan.

(6) Building 16 may install one flagpole with a maximum height of twenty-five feet (25') for the display of the flag of the United States of America, the State of Texas, or lawful noncommercial speech. The total area of a flag displayed on the flagpole shall not exceed forty square feet (40 sq. ft.). The flagpole shall comply with applicable setbacks, easements, and safety requirements. Permit status shall be determined under Chapter 26. This paragraph does not prohibit other flags or flagpoles otherwise allowed by Chapter 26.

(i) Wall signs may be illuminated subject to the City's outdoor lighting regulations, this Master Sign Plan, and the Approved Exhibits. LED illumination shall use 3000 Kelvin warm-white lighting and comply with Sections 26.01.012 and 26.01.017 and Article 24.06. A different lighting standard requires approval through an applicable relief or amendment procedure; a sign permit alone does not amend this requirement.

Section 5 Permits and Administration

(a) Sign permits are required as provided by Chapter 26, except that Monument Signs M1 through M4 and Directional Signs D1 through D5 expressly require permits. Permit exemptions under Section 26.03.001(b) remain applicable to qualifying maintenance, message changes, and other exempt work, subject to any specific permit requirement otherwise applicable under Chapter 26.

(b) An application shall include the information required by Section 26.03.002; written Owner approval; evidence of Headwaters Architectural Design Review Committee approval, if required under Section 1.5(b); drawings showing dimensions, signable area, materials, colors, lighting, mounting, and electrical specifications; a site plan or elevation showing the proposed location; identification of any requested deviation; and information reasonably necessary to evaluate compliance with this Master Sign Plan and the Approved Exhibits. Application requirements remain subject to the waiver or deferral authority in Section 26.03.002.

(c) The City shall review sign permit applications under Sections 26.03.002 through 26.03.005 and Section 26.11.004. Chapter 26 governs completeness, review periods, decisions, and appeals. The City shall approve an application that complies with this Master Sign Plan and other applicable law. Conditions must implement an applicable requirement or an expressly authorized site-specific safety determination and may not amend an adopted standard through permit review. A denial shall identify the applicable provision or legal requirement.

(d) Administrative adjustments, amendments, variances, and appeals shall follow Sections 26.03.001(c), 26.03.012, and 26.11.004. Minor changes may be approved only within the authority expressly granted by those sections. A change requiring amendment of this Ordinance shall be approved by ordinance. City approval does not replace a required development agreement amendment, planned-development amendment, right-of-way authorization, or other governmental approval.

Section 6 Maintenance and Prohibitions

(a) All signs, sign faces, panels, letters, logos, lighting, electrical components, supporting structures, foundations, landscaping, and related improvements shall be maintained in good, safe, clean, and structurally sound condition.

(b) A damaged, unsafe, abandoned, obsolete, dilapidated, or noncompliant sign shall be repaired, replaced, brought into compliance, or removed as required by Chapter 26 and any City enforcement order.

(c) It is a violation of this Master Sign Plan to install, display, maintain, alter, relocate, illuminate, or repair a sign in violation of this Master Sign Plan; install or alter a sign without a required permit; fail to comply with a permit, condition of approval, variance, enforcement order, or this Master Sign Plan; maintain a prohibited, unsafe, dilapidated, abandoned, or noncompliant sign; place a sign in a right-of-way or on public property without required authorization; place a sign on another person's property without permission; or obstruct a street, sidewalk, trail, path, driveway, entrance, exit, sight triangle, emergency access route, or fire lane.

Section 7 Enforcement

A violation of this Master Sign Plan is a violation of Chapter 26. Enforcement, responsible-party liability, notice and correction, criminal offenses, civil remedies, and applicable procedural protections are governed by Articles 26.04 and 26.05 and Section 26.11.004. Nothing in this Master Sign Plan expands removal authority or eliminates notice, correction periods, or other protections required by Chapter 26 or applicable law.

marathon
EQUITY

Master Sign Plan Exhibit A

glow SIGN GROUP

TEKO MEDIUM

ABCDEFGHIJKLMNOPQRSTUVWXYZ

1234567890 !@#$%^&*?

USED FOR:
- HEADERS
- "A BETTER VIEW OF LIFE"
- BUILDER NAMES
- HOMES PRICING LINE

SHOULD ALWAYS:
- ALL CAPS
- USED WITH BRAND COLORS
- TRACKING: 60

SHOULD NOT BE:
- ANY OTHER WEIGHT

Nunito Bold

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890 !@#$%^&*?

USED FOR:
- BODY COPY
- URLS
- ADDRESS (IN CAPS)
- FOOTER

COULD BE USED IN OTHER WEIGHTS

HEADWATERS

ACCEPTABLE TO USE WORDMARK WITHOUT DRIPPING SPRINGS, TX SUBHEAD

P1	P2			
PMS COOL GREY 11C	PMS 7554	#FFF	#1BBECF	#304DA1
			PMS 3115C	PMS 7455C
		C: 0 M: 0 Y: 0 K: 0	C: 69 M: 0 Y: 20 K: 0	C: 92 M: 81 Y: 0 K: 0

HEADWATERS

Project
Headwaters Retail Shopping Center

Address
Headwaters Blvd, Dripping Springs, TX 78620

Dwg #: Art 26-047 R3

Sheet #: 2 of 24

Sales Jamie Mitol

Designer GG

Approval

DATE:

X _____
(FILE NAME)

Color Schedule

Date: 6/4/2026

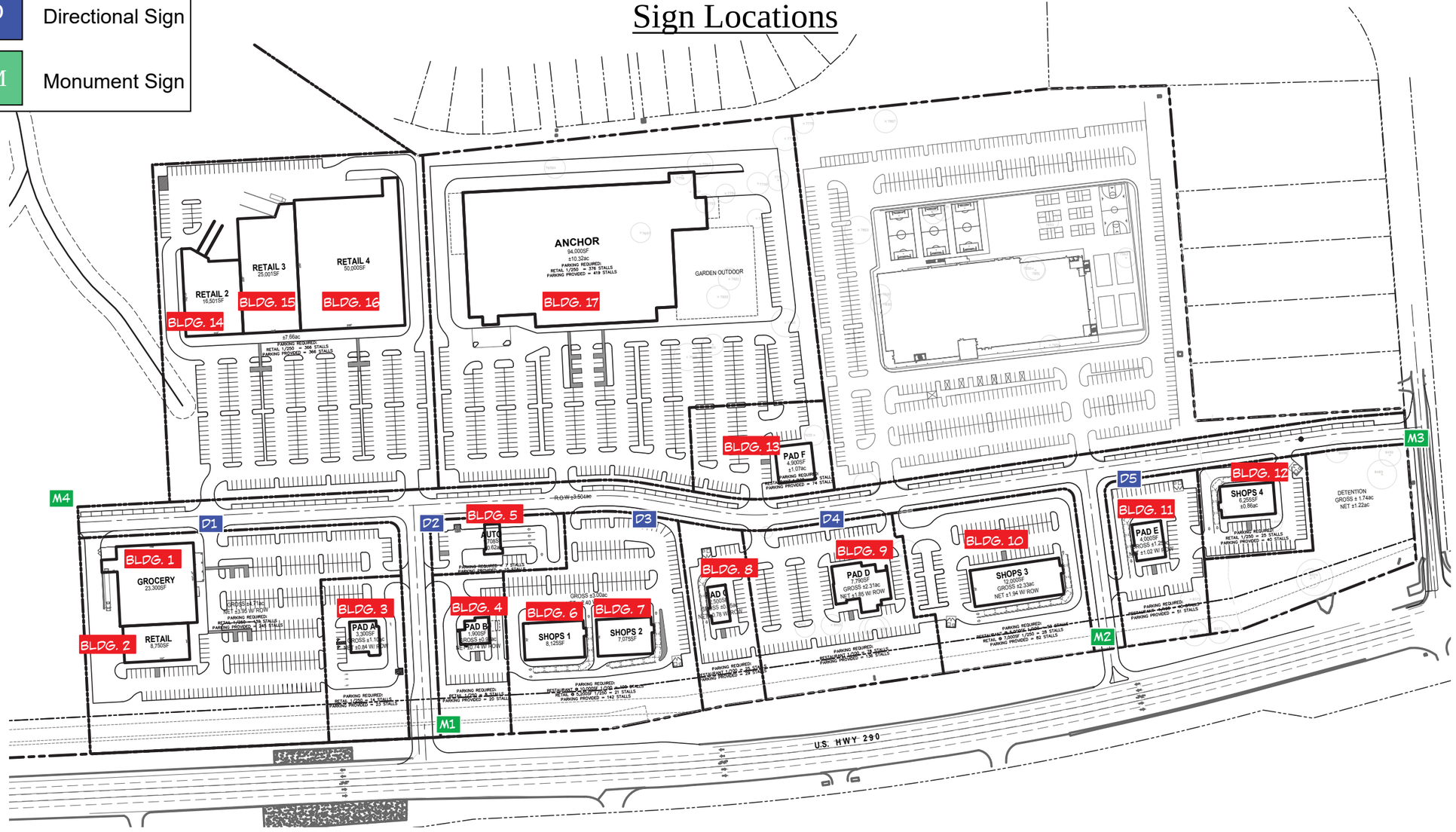
Glow Sign Group
Phone: **(210) 664-4515** Email: info@glowsigngroup.com
www.glowsigngroup.com

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Monument and Directional Sign Locations

D — Directional Sign

M — Monument Sign



HEADWATERS

Project	Sales	Designer	Color Schedule	Date: 6/4/2026
Headwaters Retail Shopping Center	Jamie Mitol	GG		
Address	**Approval**			
Headwaters Blvd, Dripping Springs, TX 78620	DATE:			
Dwg #: Art 26-047 R3	X			
Sheet #: 3 of 24	(FILE NAME)			

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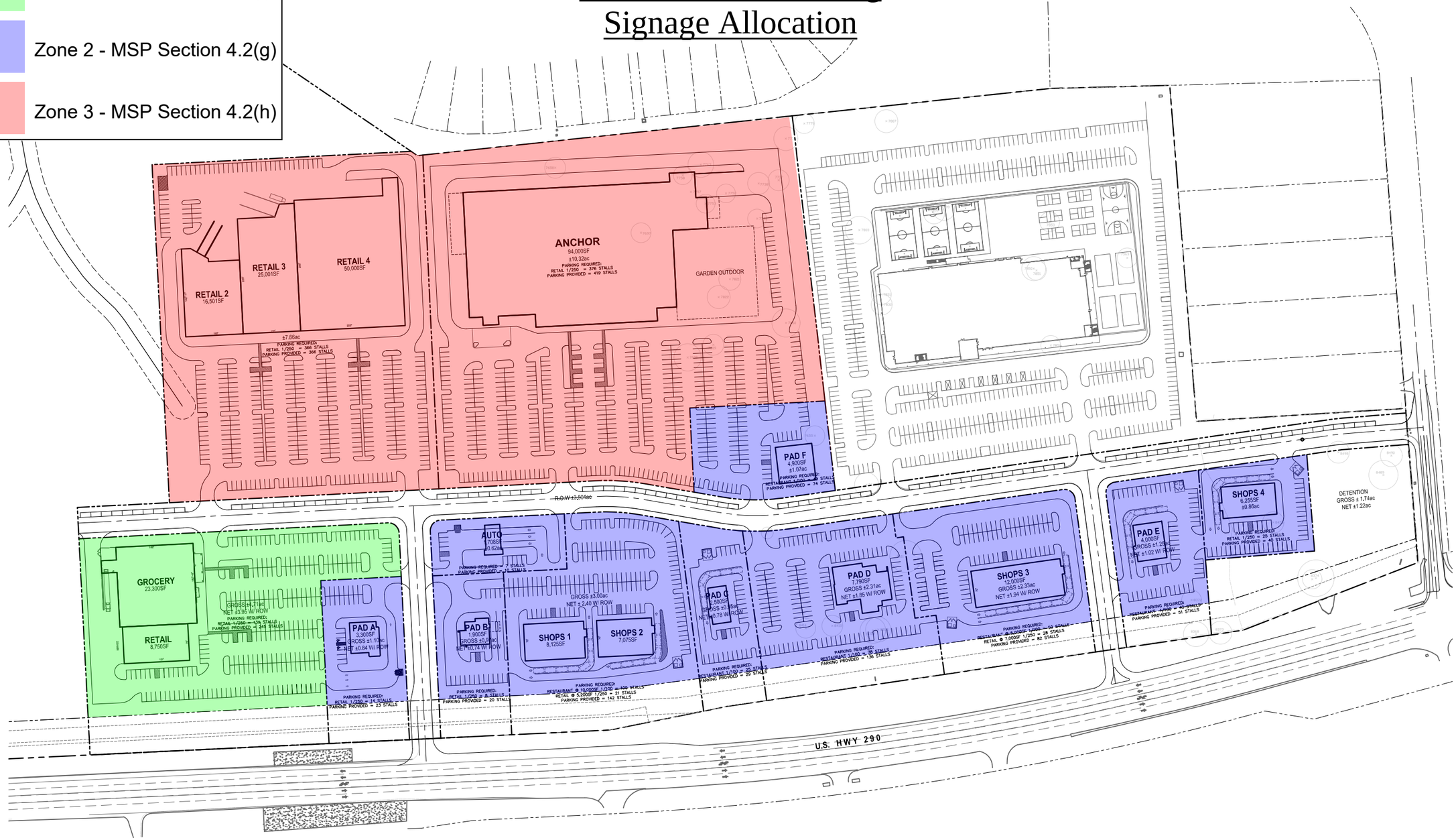
glow SIGN GRO

Zones for Determining Signage Allocation

Zone 1 - MSP Section 4.2(f)

Zone 2 - MSP Section 4.2(g)

Zone 3 - MSP Section 4.2(h)

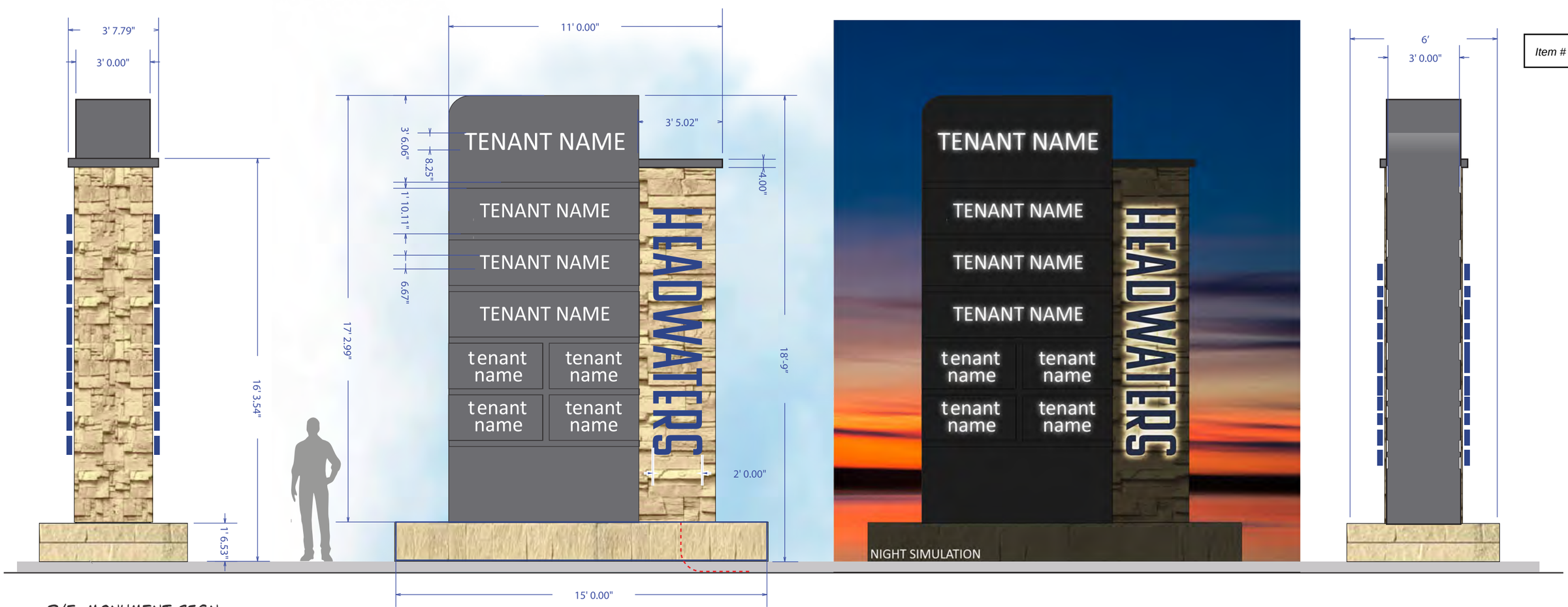


Project	**Sales**	**Designer**	**Color Schedule**
Headwaters Retail Shopping Center	Jamie Mitol	GG	
Address	**Approval**		
Headwaters Blvd, Dripping Springs, TX 78620	DATE:		
Dwg #: Art 26-047 R3	X		
Sheet #: 4 of 24	(FILE NAME)		

Date: 6/4/2026

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D/F MONUMENT SIGN

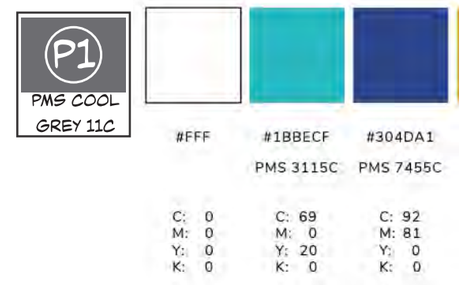
1. MAIN CAB. SPECS:
• ALUM. FAB. CAB. PTD. P1. .125 ALUM. PAN-PANEL FACE PTD. P1; ROUTED OUT WITH PUSH-THRU 3/4" CLEAR ACRYLIC. INTERNAL ILLUMINATION BY 3000 K WHITE LEDS.

2. SPECS:
• ALUM. PAN-PANEL PTD. P1 ROUTED OUT WITH PUSH-THRU ¾" CLEAR ACRYLIC. INTERNAL ILLUMINATION BY 3000K WHITE LEDS. CLEAR ACRYLIC TO HAVE 60% DIFFUSER FILM APPLIED TO 2nd SURFACE TO PREVENT ANY HOTS SPOTS. DO NOT USE TRANSLUCENT WHITE AS THE SIGN WILL BE TOO DIM.

3. DECO TRIM SPECS:
• ALUM. FAB. PAINTED P1.

4. SPECS:
• ALUM. SQ. TUBE SUB-FRAME CLAD WITH BOARD AND STONE VENEER - STONE STYLE AND COLOR TBD.

5. BRANDING WORDMARK:
• REVERSE LIT CHANNEL LETTERS MOUNTED 1-1/2" OFF MASONRY



120V ELECTRICAL BY GC.

M — D/F MULTI-TENANT MONUMENT SIGN

QTY: FOUR (4)

Tenant SQ FT: 96
OA SQ FT: 210

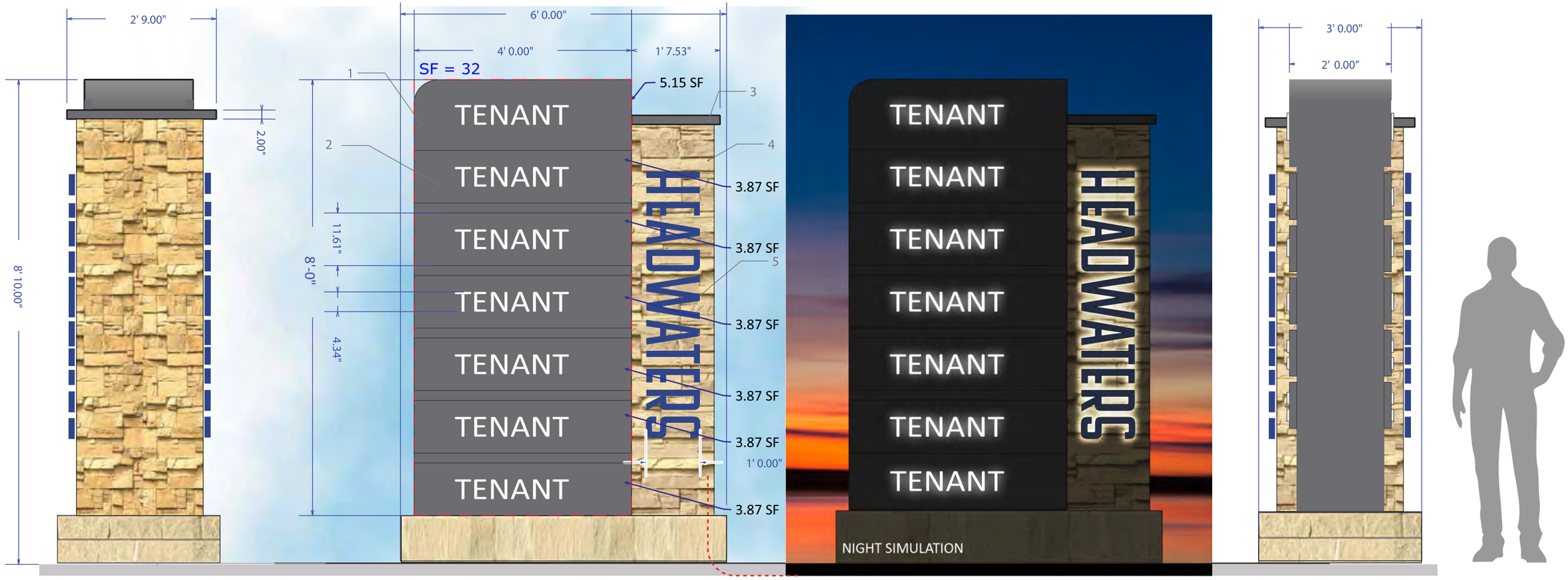
SCALE: 1/4"=1'

HEADWATERS

Project	Sales	Designer	Color Schedule	Date: 6/4/2026
Headwaters Retail Shopping Center	Jamie Mitol	GG		
Address	**Approval**			
Headwaters Blvd, Dripping Springs, TX 78620	DATE:			
Dwg #: Art 26-047 R3	X (FILE NAME)			
Sheet #: 5 of 24				

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D/F DIRECTIONAL SIGN

1. MAIN CAB. SPECS:
• ALUM. FAB. CAB. PTD. P1. .125 ALUM. PAN-PANEL FACE PTD. P1; ROUTED OUT WITH PUSH-THRU 3/4" CLEAR ACRYLIC. INTERNAL ILLUMINATION BY 3000 K WHITE LEDS.

2. SPECS:
• ALUM. PAN-PANEL PTD. P1 ROUTED OUT WITH PUSH-THRU ¾" CLEAR ACRYLIC. INTERNAL ILLUMINATION BY 3000 K WHITE LEDS. CLEAR ACRYLIC TO HAVE 60% DIFFUSER FILM APPLIED TO 2nd SURFACE TO PREVENT ANY HOTS SPOTS. DO NOT USE TRANSLUCENT WHITE AS THE SIGN WILL BE TOO DIM.

3. DECO TRIM SPECS:
• ALUM. FAB. PAINTED P1.

4. SPECS:
• ALUM. SQ. TUBE SUB-FRAME CLAD WITH BOARD AND STONE VENEER - STONE STYLE AND COLOR TBD.

5. BRANDING WORDMARK:
• REVERSE LIT CHANNEL LETTERS PAIN MOUNTED 1-1/2" OFF MASONRY

120V ELECTRICAL BY GC.

D D/F DIRECTIONAL SIGN
QTY: FIVE(5)

Tenant SQ FT: 30
OA SQ FT: 32

SCALE: 1/2" =1'

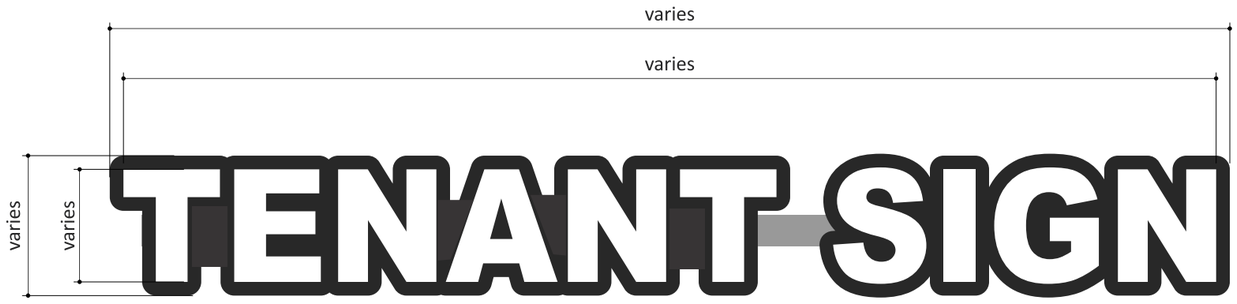
HEADWATERS

Project	Sales	Designer	Color Schedule	Date: 6/4/2026
Headwaters Retail Shopping Center	Jamie Mitol	GG		
Address	**Approval**			
Headwaters Blvd, Dripping Springs, TX 78620	DATE:			
Dwg #: Art 26-047 R3	X _ _ _ _ _ _ _ _ _ _ _			
Sheet #: 6 of 24	(FILE NAME)			

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ZONE 2 BUILDINGS 3, 4, AND 6 THROUGH 12 SHALL FOLLOW THIS SPECIFICATION ON THE SOUTH ELEVATION.





A1 CUSTOM CHANNEL LETTER SIGN — SQFT: VARIES

QTY: (12) — SCALE: NTS

• REVERSE ILLUMINATED CHANNEL LETTERS:

REVERSE ILLUMINATED (HALO-LIT) LETTERS ON A BLACK PANEL OFTEN APPEAR DIM BECAUSE THE BLACK SURFACE ABSORBS THE LIGHT RATHER THAN REFLECTING IT, AND THE LACK OF CONTRAST MAKES THE HALO APPEAR SMALLER. TO MAKE THEM BRIGHTER, THE SIGN MFG MUST APPLY MATTE WHITE VINYL DIRECTLY ON AND BEHIND EACH INDIVIDUALLY MOUNTED LETTERS. THIS MATTE WHITE VINYL WILL SIGNIFICANTLY ENHANCE THE BRIGHTNESS AND EFFECTIVENESS OF THE SIGN.

• 3″ IN DEPTH
• LETTERS PAINTED WHITE
• PIN MOUNTED 1.5″ OFF SURFACES OFF BACKER PANEL.
• BACKER PANEL TO BE PAINTED SATIN BLACK
• MATTE WHITE VINYL TO BE APPLIED DIRECTLY BEHIND EACH LETTER AND ON TOP OF BACKER PANEL TO ENSURE PROPER ILLUMINATION AND TO PREVENT LOSS OF ILLUMINATION OR REFLECTION EXPOSING INTERNAL COMPONENTS OF LETTER.
• INTERNALLY ILLUMINATED WITH 3000K WARM WHITE LEDS.

HEADWATERS

Project
Headwaters Retail Shopping Center

Address
Headwaters Blvd, Dripping Springs, TX 78620

Dwg #: Art 26-047 R3

Sheet #: 7 of 24

Sales Jamie Mitol

Designer GG

Approval

DATE:

X _____
(FILE NAME)

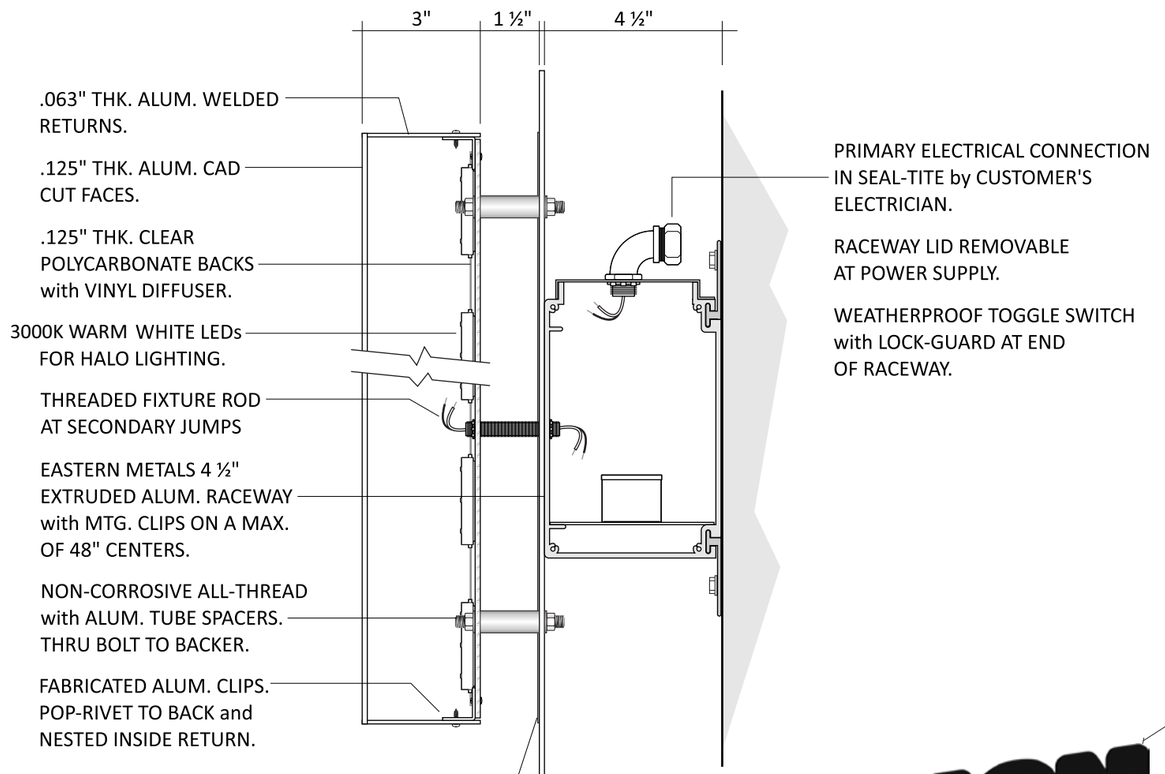
Color Schedule

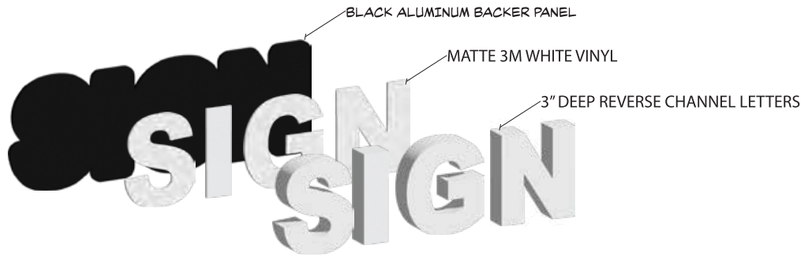
Date: 6/4/2026

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ZONE 2 BUILDINGS 3, 4, AND 6 THROUGH 12 SHALL FOLLOW THIS SPECIFICATION ON THE SOUTH ELEVATION.





A1 **SECTION** (VERT) 3" = 1'-0"

REVERSE CHANNEL LETTER w/ CLOUD BACKER and RACEWAY

HEADWATERS

Project	Sales	Designer	Color Schedule	Date: 6/4/2026
Headwaters Retail Shopping Center	Jamie Mitol	GG		

Address
Headwaters Blvd, Dripping Springs, TX 78620

Approval
DATE:

Dwg #: Art 26-047 R3

Sheet #: 8 of 24

X _____
(FILE NAME)

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ZONE 1 BUILDING 2 SOUTH ELEVATION SHALL FOLLOW THIS STANDARD. ALL ELEVATIONS NOT FACING HIGHWAY 290 SHALL FOLLOW SHEETS 13 AND 14.





A2 CUSTOM CHANNEL LETTER SIGN — SQFT: VARIES

SCALE: NTS

REVERSE ILLUMINATED CHANNEL LETTERS:

- INDIVIDUALLY PIN-MOUNTED 1.5" OFFSET.
- .125 ALUMINUM FACE PAINTED WHITE WITH 3" DEEP ALUMINUM RETURNS PAINTED WHITE.
- ILLUMINATION BY 3000K WARM WHITE LEDS.
- REMOTE-LOCATED POWER SUPPLY.

120V ELECTRICAL BY GC

HEADWATERS

Project
Headwaters Retail Shopping Center

Address
Headwaters Blvd, Dripping Springs, TX 78620

Dwg #: Art 26-047 R3

Sheet #: 9 of 24

Sales Jamie Mitol | **Designer** GG

Approval

DATE:

X _____
(FILE NAME)

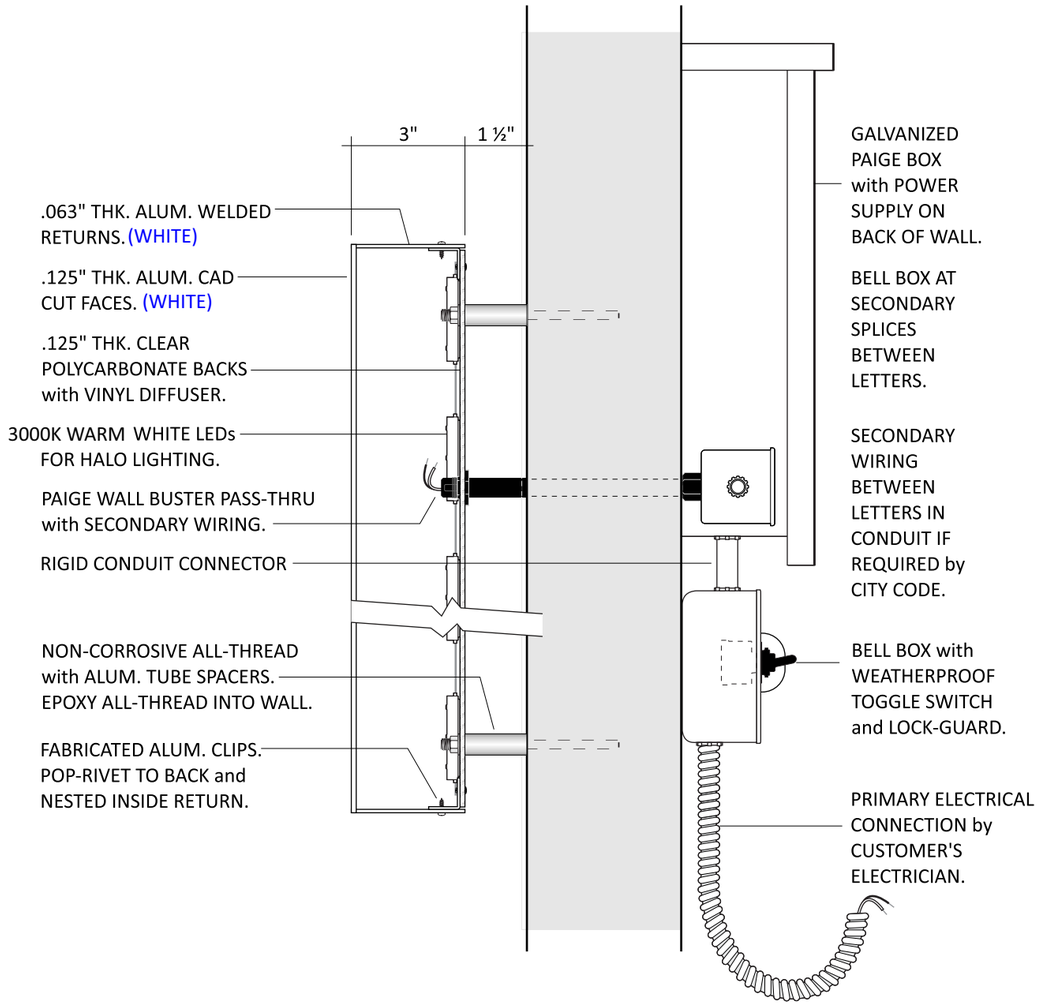
Color Schedule

Date: 6/4/2026

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ZONE 1 BUILDING 2 SOUTH ELEVATION SHALL FOLLOW THIS STANDARD. ALL ELEVATIONS NOT FACING HIGHWAY 290 SHALL FOLLOW SHEETS 13 AND 14.



A2 **SECTION** (VERT) 3" = 1'-0"
REVERSE CHANNEL LETTER

HEADWATERS

Project	Sales	Designer	Color Schedule	Date: 6/4/2026
Headwaters Retail Shopping Center	Jamie Mitol	GG		

Address
Headwaters Blvd, Dripping Springs, TX 78620

Approval
DATE:

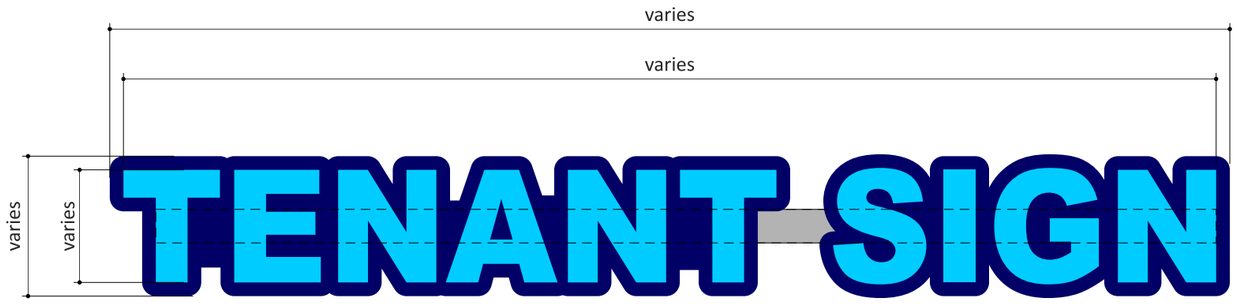
Dwg #: Art 26-047 R3
Sheet #: 10 of 24

X _____ (FILE NAME)

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THIS STANDARD APPLIES TO ALL ZONE 2 ELEVATIONS NOT FACING HIGHWAY 290 AND TO ALL ELEVATIONS OF BUILDINGS 5 AND 13, INCLUDING ELEVATIONS FACING HIGHWAY 290.





A3 CUSTOM CHANNEL LETTER SIGN — SQFT: VARIES — SCALE: NTS

• REVERSE ILLUMINATED CHANNEL LETTERS:

REVERSE ILLUMINATED (HALO-LIT) LETTERS ON A BLACK PANEL OFTEN APPEAR DIM BECAUSE THE BLACK SURFACE ABSORBS THE LIGHT RATHER THAN REFLECTING IT, AND THE LACK OF CONTRAST MAKES THE HALO APPEAR SMALLER. TO MAKE THEM BRIGHTER, THE SIGN MFG MUST APPLY MATTE WHITE VINYL DIRECTLY ON AND BEHIND EACH INDIVIDUALLY MOUNTED LETTERS. THIS MATTE WHITE VINYL WILL SIGNIFICANTLY ENHANCE THE BRIGHTNESS AND EFFECTIVENESS OF THE SIGN.

• 3" DEEP LETTERS PAINTED ANY COLOR; PIN-MOUNT OFFSET 1.5" FROM BACKER.
• BACKER PANEL TO BE PAINTED ANY COLOR.
• MATTE WHITE VINYL APPLIED DIRECTLY BEHIND EACH LETTER TO ENSURE PROPER ILLUMINATION AND TO PREVENT LOSS OF BRIGHTNESS OR MIRROR REFLECTION SHOWING INTERNAL COMPONENTS.
• INTERNALLY ILLUMINATED WITH 3000K WARM WHITE LEDS.

HEADWATERS

Project
Headwaters Retail Shopping Center

Address
Headwaters Blvd, Dripping Springs, TX 78620

Dwg #: Art 26-047 R3
Sheet #: 11 of 24

Sales Jamie Mitol
Designer GG

Approval
DATE:
X
(FILE NAME)

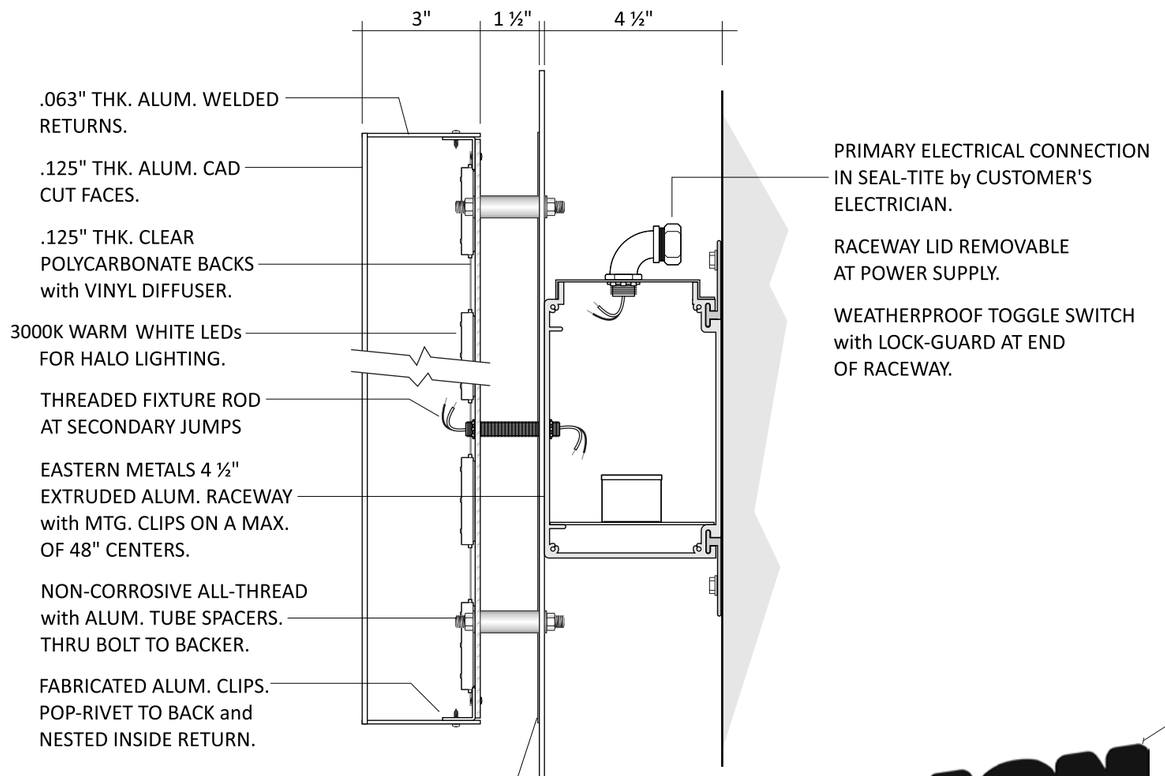
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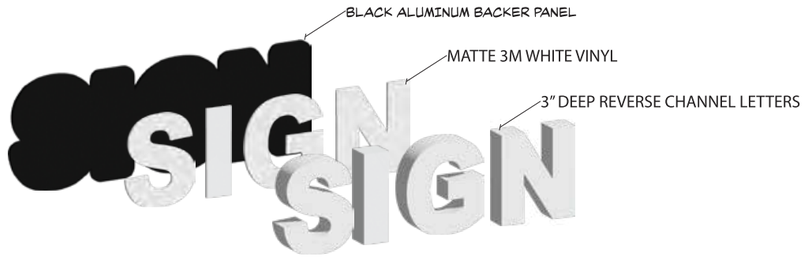
Date: 6/4/2026

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THIS STANDARD APPLIES TO ALL ZONE 2 ELEVATIONS NOT FACING HIGHWAY 290 AND TO ALL ELEVATIONS OF BUILDINGS 5 AND 13, INCLUDING ELEVATIONS FACING HIGHWAY 290.





A3 **SECTION** (VERT) 3" = 1'-0"

REVERSE CHANNEL LETTER w/ CLOUD BACKER and RACEWAY

HEADWATERS

Project	Sales	Designer	Color Schedule	Date: 6/4/2026
Headwaters Retail Shopping Center	Jamie Mitol	GG		
Address	**Approval**			
Headwaters Blvd, Dripping Springs, TX 78620	DATE:			
Dwg #: Art 26-047 R3	X (FILE NAME)			
Sheet #: 12 of 24				

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www.glowsigngroup.com

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ZONES 1 AND 3 SHALL FOLLOW THIS STANDARD, EXCEPT FOR THE SOUTH ELEVATION OF BUILDING 2, WHICH SHALL FOLLOW SHEETS 9 AND 10.





A4 CUSTOM CHANNEL LETTER SIGN — SQFT: VARIES — SCALE: NTS

REVERSE ILLUMINATED CHANNEL LETTERS:

- PIN-MOUNTED 1.5" OFFSET FROM WALL.
- .125 ALUMINUM FACE PAINTED ANY COLOR WITH 3" DEEP ALUMINUM RETURNS PAINTED ANY COLOR.
- ILLUMINATION BY 3000K WARM WHITE LEDS.
- REMOTE-LOCATED POWER SUPPLY.

120V ELECTRICAL BY GC

HEADWATERS

Project
Headwaters Retail Shopping Center

Address
Headwaters Blvd, Dripping Springs, TX 78620

Dwg #: Art 26-047 R3

Sheet #: 13 of 24

Sales Jamie Mitol | **Designer** GG

Approval
DATE:

X _____
(FILE NAME)

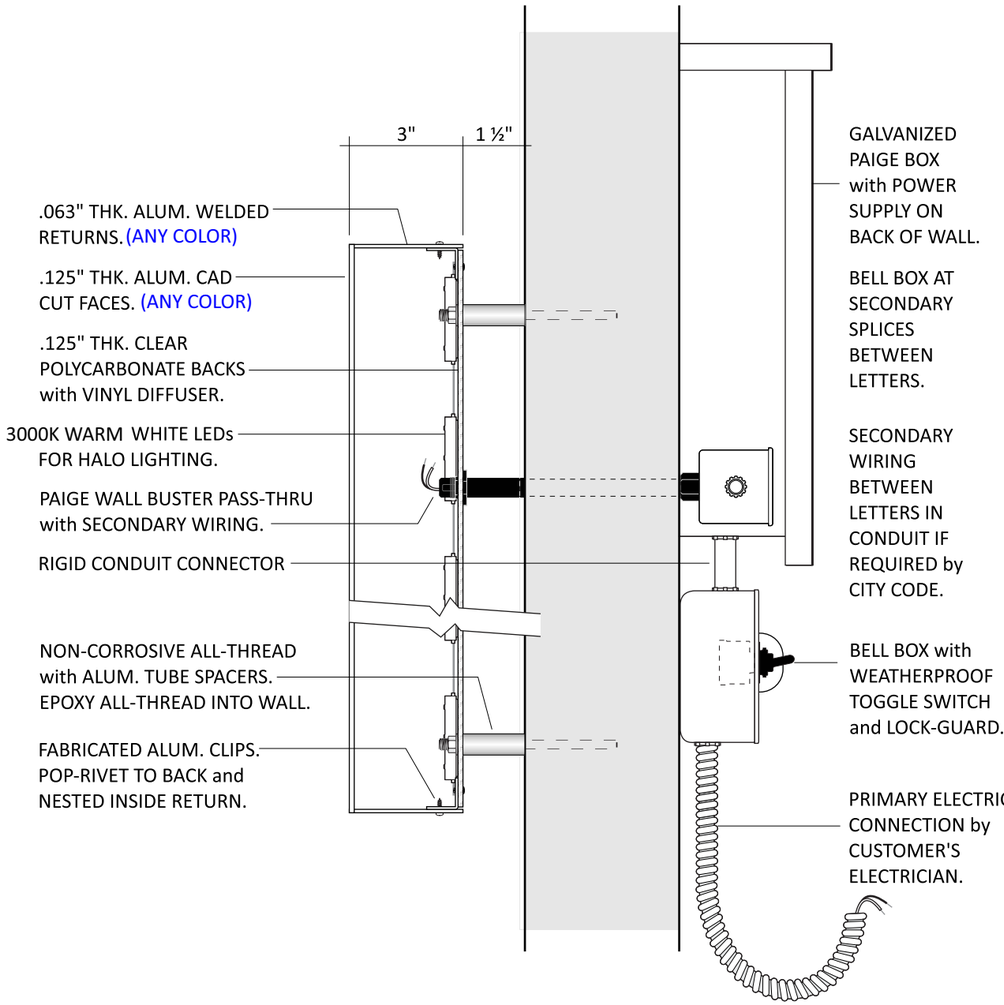
Color Schedule

Date: 6/4/2026

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ZONES 1 AND 3 SHALL FOLLOW THIS STANDARD, EXCEPT FOR THE SOUTH ELEVATION OF BUILDING 2, WHICH SHALL FOLLOW SHEETS 9 AND 10.



A4 **SECTION** (VERT) 3" = 1'-0"
REVERSE CHANNEL LETTER

HEADWATERS

Project	Sales	Designer	Color Schedule	Date: 6/4/2026
Headwaters Retail Shopping Center	Jamie Mitol	GG		

Address
Headwaters Blvd, Dripping Springs, TX 78620

Approval
DATE:

Dwg #: Art 26-047 R3
Sheet #: 14 of 24

X _____ (FILE NAME)

Glow Sign Group
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ELEVATION

SCALE: 3/32"=1'

HEADWATERS

Project
Headwaters Retail Shopping Center

Address
Headwaters Blvd, Dripping Springs, TX 78620

Dwg #: Art 26-047 R3

Sheet #: 15 of 24

Sales Jamie Mitol

Designer GG

Approval

DATE:

X _____
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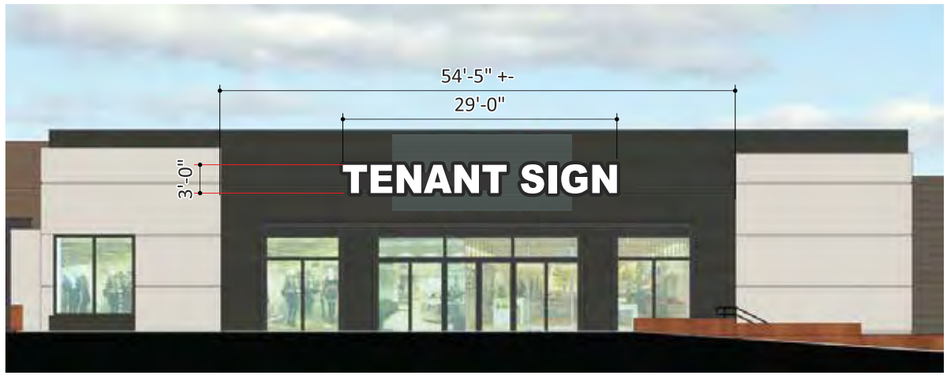
Color Schedule
Images and dimensions are for illustrative purposes only.

Date: 6/4/2026

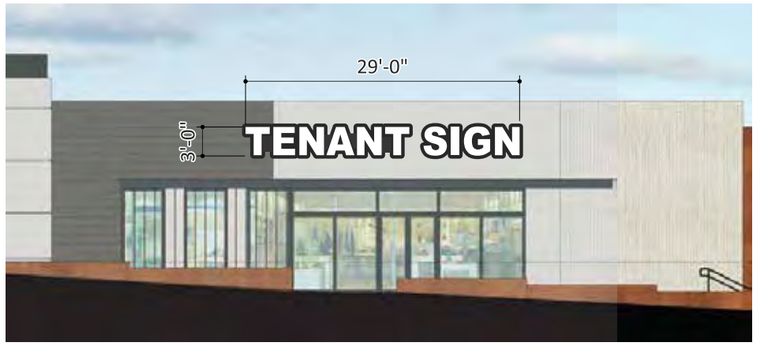
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SAMPLE ELEVATIONS

SCALE: 1/16"=1'

HEADWATERS

Project
Headwaters Retail Shopping Center

Address
Headwaters Blvd, Dripping Springs, TX 78620

Dwg #: Art 26-047 R3

Sheet #: 16 of 24

Sales Jamie Mitol

Designer GG

Approval

DATE:

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(FILE NAME)

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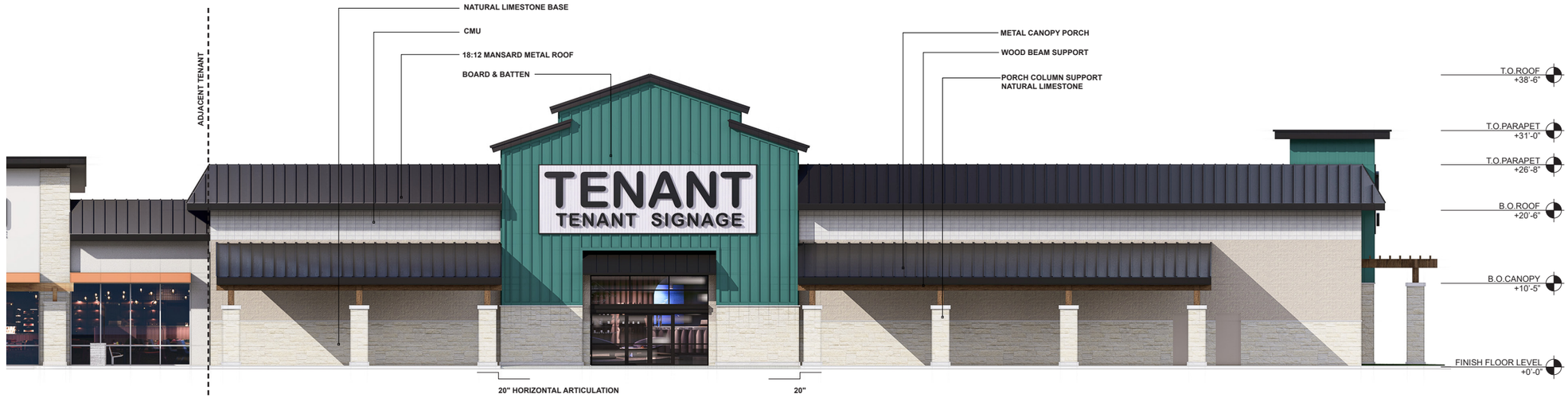
Date: 6/4/2026

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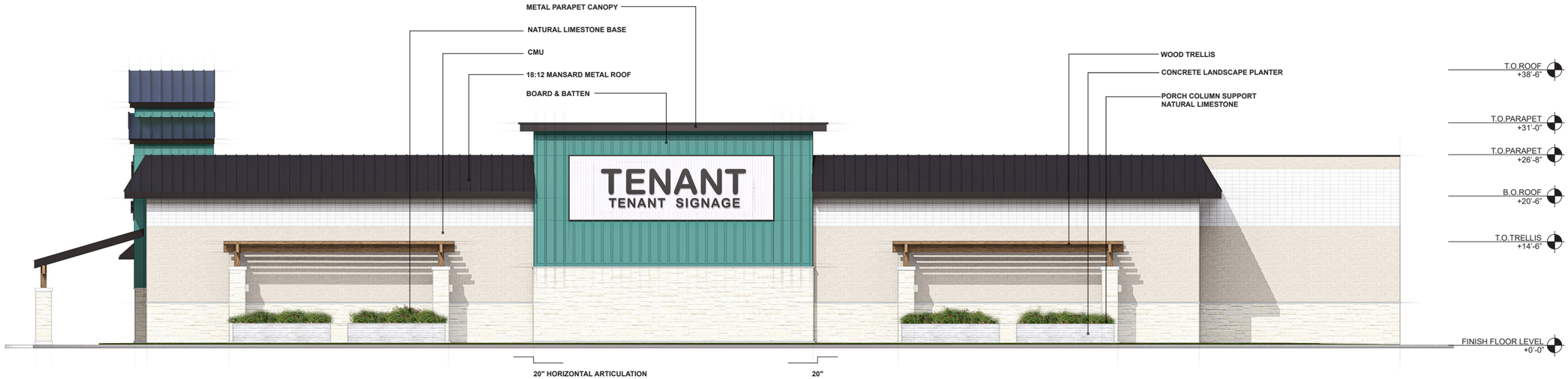
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Building #1



Building Front Elevation



Building Side Elevation

HEADWATERS

Project
Headwaters Retail Shopping Center

Address
Headwaters Blvd, Dripping Springs, TX 78620

Dwg #: Art 26-047 R3

Sheet #: 17 of 24

Sales Jamie Mitol

Designer GG

Approval
DATE:

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Color Schedule Page 1

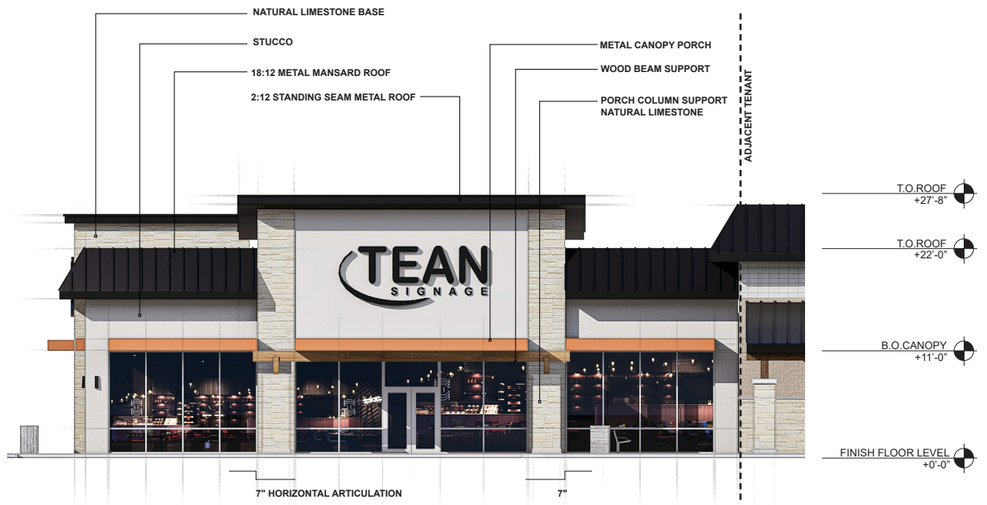
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Building #2



Typical Building Front Elevation



Typical Building Side Elevation

HEADWATERS

Project	Sales	Designer
Headwaters Retail Shopping Center	Jamie Mitol	GG

Address
Headwaters Blvd, Dripping Springs, TX 78620

Approval
DATE:

Dwg #: Art 26-047 R3

Sheet #: 18 of 24

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Typical Building Front Elevation



Typical Building Side Elevation

HEADWATERS

Project
Headwaters Retail Shopping Center

Address
Headwaters Blvd, Dripping Springs, TX 78620

Dwg #: Art 26-047 R3

Sheet #: 19 of 24

Sales Jamie Mitol

Designer GG

Approval
DATE:

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Shops 3 Building South Elevation

HEADWATERS

Project	Sales	Designer
Headwaters Retail Shopping Center	Jamie Mitol	GG

Address
Headwaters Blvd, Dripping Springs, TX 78620

Approval
DATE:

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Building #14



Building Front Elevation

HEADWATERS

Project
Headwaters Retail Shopping Center

Address
Headwaters Blvd, Dripping Springs, TX 78620

Dwg #: Art 26-047 R3

Sheet #: 21 of 24

Sales Jamie Mitol

Designer GG

Approval
DATE:

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Building #15



Building Front Elevation

HEADWATERS

Project
Headwaters Retail Shopping Center

Address
Headwaters Blvd, Dripping Springs, TX 78620

Dwg #: Art 26-047 R3

Sheet #: 22 of 24

Sales | **Designer**
Jamie Mitol | GG

Approval
DATE:

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(FILE NAME)

Color Schedule
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Date: 6/4/2026

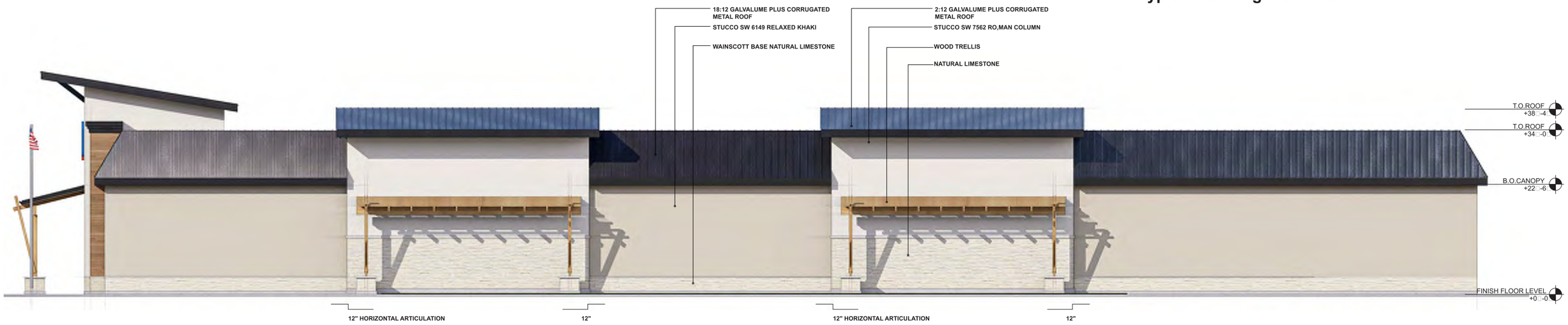
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Building #16



Typical Building Front Elevation



Typical Building Side Elevation

HEADWATERS

Project
Headwaters Retail Shopping Center

Address
Headwaters Blvd, Dripping Springs, TX 78620

Dwg #: Art 26-047 R3

Sheet #: 23 of 24

Sales | **Designer**
Jamie Mitol | GG

Approval
DATE:

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Date: 6/4/2026

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Overall Building Front Elevation



Overall Building Front Elevation

HEADWATERS

Project	Sales	Designer
Headwaters Retail Shopping Center	Jamie Mitol	GG

Address
Headwaters Blvd, Dripping Springs, TX 78620

Approval
DATE:

Dwg #: Art 26-047 R3

Sheet #: 24 of 24

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