



# DSRP BOARD REGULAR MEETING

City of Dripping Springs

Event Center Banquet Hall, 1042 Event Center Drive

Wednesday, December 02, 2020 at 12:00 PM

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## Agenda

### VIDEOCONFERENCE MEETING

*This meeting will be held via videoconference and the public is encouraged and welcome to participate. Public comment may be given during the videoconference by joining the meeting using the information below. Public comment for this meeting may also be submitted to the City Secretary at [acunningham@cityofdrippingsprings.com](mailto:acunningham@cityofdrippingsprings.com) no later than 4:00 PM on the day the meeting will be held.*

*The Dripping Springs Ranch Park Board respectfully requests that all microphones and webcams be disabled unless you are a member of the Board. City staff, consultants and presenters, please enable your microphone and webcam when presenting.*

***Join Zoom Meeting***

<https://us02web.zoom.us/j/82697095195?pwd=OE1BSjlueXUrVzdUdXRlZkRMWmFZUT09>

***Meeting ID:*** 826 9709 5195

***Passcode:*** 902280

***Dial Toll Free:***

888 475 4499 US Toll-free

877 853 5257 US Toll-free

***Find your local number:*** <https://us02web.zoom.us/j/82697095195>

***Join by Skype for Business:*** <https://us02web.zoom.us/j/82697095195>

### CALL TO ORDER AND ROLL CALL

**Board Members**

Todd Purcell, Chair

Terry Polk

Penny Reeves

Pam Owens

Mike Carroll

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

Parks & Community Services Director Kelly Schmidt

DSRP Event Center Manager Tina Adams

DSRP Event Center Coordinator Emily Nelson

DSRP Event Guest Services Coordinator Lilly Sellers  
Parks & Recreation Commissioner Matthew Zarbaugh

## MINUTES

- 1. Discuss and consider approval of the October 7, 2020 Dripping Springs Ranch Park Board regular meeting minutes.**

## BUSINESS

- 2. Discuss and consider approval of the installation of a collapsible HAM Radio tower and concrete pad in the planter area near the electrical room of the Dripping Springs Ranch Park Event Center.**
- 3. Discuss and consider recommendation regarding the appointment of members to DSRP Master Plan Update Project Sub-Committee**
- 4. Discuss and consider selection and approval regarding the DSRP Ranch House paint color and Administrative Office welcome sign.**
- 5. Discuss and consider recommendation of adding a free Annual Pass to DSRP Arena and Trails as a City of Dripping Springs Employee Benefit.**

## UPCOMING MEETINGS

### *DSRP Board Meetings*

January 6, 2021 at 12:00 p.m.  
February 3, 2021 at 12:00 p.m.  
March 3, 2021 at 12:00 p.m.

### *City Council Meetings*

December 8, 2020 at 6:00 p.m.  
December 15, 2020 at 6:00 p.m.

## ADJOURN

## TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING

*All agenda items listed above are eligible for discussion and action unless otherwise specifically noted. This notice of meeting is posted in accordance with Chapter 551, Government Code, Vernon's Texas Codes. Annotated. In addition, the Commission may consider a vote to excuse the absence of any Commissioner for absence from this meeting.*

*Due to the Texas Governor Order, Hays County Order, City of Dripping Springs Disaster Declaration, and Center for Disease Control guidelines related to COVID-19, a quorum of this body could not be gathered in one place, and this meeting will be conducted through videoconferencing. Texas Government Code Sections 551.045; 551.125; and 551.127.*

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com), on **November 27, 2020 at 1:00 p.m.***

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*City Secretary*

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



# DSRP BOARD REGULAR MEETING

## City of Dripping Springs

Banquet Hall, 1042 Event Center Drive

Wednesday, November 04, 2020 at 12:00 PM

## MINUTES

### VIDEOCONFERENCE MEETING

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*The Dripping Springs Ranch Park Board respectfully requests that all microphones and webcams be disabled unless you are a member of the Board. City staff, consultants and presenters, please enable your microphone and webcam when presenting.*

#### **Join Zoom Meeting**

<https://us02web.zoom.us/j/82218744179?pwd=S0pXcHVXbS8yVW5VckxvNk9rNFdiUT09>

**Meeting ID:** 822 1874 4179

**Passcode:** 180464

#### **Dial Toll Free:**

888 475 4499 US Toll-free

877 853 5257 US Toll-free

**Find your local number:** <https://us02web.zoom.us/j/82218744179>

**Join by Skype for Business:** <https://us02web.zoom.us/skype/82218744179>

### CALL TO ORDER AND ROLL CALL

#### **Board Members**

Todd Purcell, Chair

Terry Polk

Penny Reeves

Pam Owens

Mike Carroll

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

Kelly Schmidt, Parks & Community Services Director

Tina Adams, DSRP Event Center Manager

Emily Nelson, DSRP Event Center Coordinator

With a quorum of the Board present, Chair Purcell called the meeting to order at 12:00 p.m.

## PRESENTATION OF CITIZENS

*A member of the public who desires to address the Board regarding any item on an agenda for an open meeting may do so at presentation of citizens before an item or at a public hearing for an item during the Commission's consideration of that item. Citizens wishing to discuss matters not contained within the current agenda may do so, but only during the time allotted for presentation of citizens. Speakers are allowed two (2) minutes to speak during presentation of citizens or during each public hearing. Speakers may not cede or pool time. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Commission. It is the request of the Commission that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speakers are encouraged to sign in. Anyone may request a copy of the City's policy on presentation of citizens from the city secretary. By law no action may be taken during Presentations of Citizens.*

No one spoke during the Public Hearing.

## MINUTES

1. **Discuss and consider approval of the October 7, 2020 Dripping Springs Ranch Park Board regular meeting minutes.**

A motion was made by Board Member Carroll to approve the October 7, 2020 Dripping Springs Ranch Park Board regular meeting minutes. Board Member Reeves seconded the motion which carried unanimously 5 to 0.

## REPORTS

*The following reports relate to the planning and administration of the City's Dripping Springs Ranch Park Board. No action to be taken. All reports are on file and available for review upon request.*

2. **Parks & Community Services Director's Monthly Report**
3. **DSRP Event Center Manager's October Report**
4. **DSRP Financial Report for October 2020 YTD**

## BUSINESS

5. **Discuss and consider approval of an Amendment the Hays County Livestock Expo Show Rental Agreement regarding pre-event RV storage.**

Tina Adams presented the staff report which is on file.

A motion was made by Chair Purcell to approve the amendment to the Hays County Livestock Expo Show Rental Agreement regarding pre-event RV storage with the condition that attendees may have Monday night free as long as the trailer is vacant and all other nights attendees will pay the standard rate. Vice Chair Polk seconded the motion which carried unanimously 5 to 0.

**6. Discuss and consider approval of a Fee Waiver request from the Tai Chi Group for use of the Dripping Springs Ranch Park Event Center.**

Tina Adams presented the staff report which is on file.

A motion was made by Board Member Reeves to approve a fee waiver request from the Tai Chi Group for use of the Dripping Springs Ranch Park Event Center. Vice Chair Polk seconded the motion which carried unanimously 5 to 0.

**7. Discuss and consider approval of a Co-Sponsorship Agreement regarding the Vintage Market Days Event for Banner Display at the Triangle.**

A motion was made by Board Member Reeves to recommend City Council approval of a Co-Sponsorship Agreement regarding the Vintage Market Days Event for banner display at the Triangle and where the Dripping Springs Visitors Bureau is to partner with Vintage Market Days. Board Member Owens seconded the motion which carried 4 to 1, with Vice Chair Polk opposed.

**8. Discuss and consider recommendation regarding an amendment to the Dripping Springs Ranch Park Fee Schedule.**

Tina Adams presented the staff report which is on file.

A motion was made by Chair Purcell to recommend approval of an amendment to the Dripping Springs Ranch Park Fee Schedule as recommended by staff. Board Member Reeves seconded the motion which carried unanimously 5 to 0.

**EXECUTIVE SESSION**

*The Dripping Springs Ranch Park Board of Directors for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). The Dripping Springs Ranch Park Board of Directors for the City of Dripping Springs may act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.*

The Board did not meet in Executive Session.

**UPCOMING MEETINGS**

**DSRP Board Meetings**

December 2, 2020 at 12:00 p.m.

January 6, 2020 at 12:00 p.m.

February 3, 2020 at 12:00 p.m.

**City Council Meetings**

November 10, 2020 at 6:00 p.m.

November 17, 2020 at 6:00 p.m.

**ADJOURN**

A motion was made by Chair Purcell to adjourn the meeting. Board Member Reeves seconded the motion which carried unanimously 5 to 0.

This regular meeting adjourned at 1:14 p.m.

*Pam Owens*

DSRP Board Secretary



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

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**Submitted By:** Roman Baligad, Emergency Management Coordinator

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**Board Meeting Date:** December 02, 2020

**Agenda Item Wording:** Discuss and consider approval of the installation of a collapsible HAM Radio tower and concrete pad in the planter area near the electrical room of Ranch Park.

**Agenda Item Requestor:** Emergency Management Commission

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**Summary/Background:** The City Emergency Management Commission has acquired and put together a robust Emergency Communications system. Part of that system is a HAM Radio. An antenna needs to be installed for the HAM Radio to work and increase its communication range capabilities. After installation the antenna can be used by local HAM Radio operators.



**Commission  
Recommendations:** N/A

**Recommended  
Council Actions:** N/A

**Attachments:** Antennae schematic, concrete pad schematic

**Next Steps/Schedule:** If approved, construct 4'X4' by six-foot-deep concrete mounting pad.

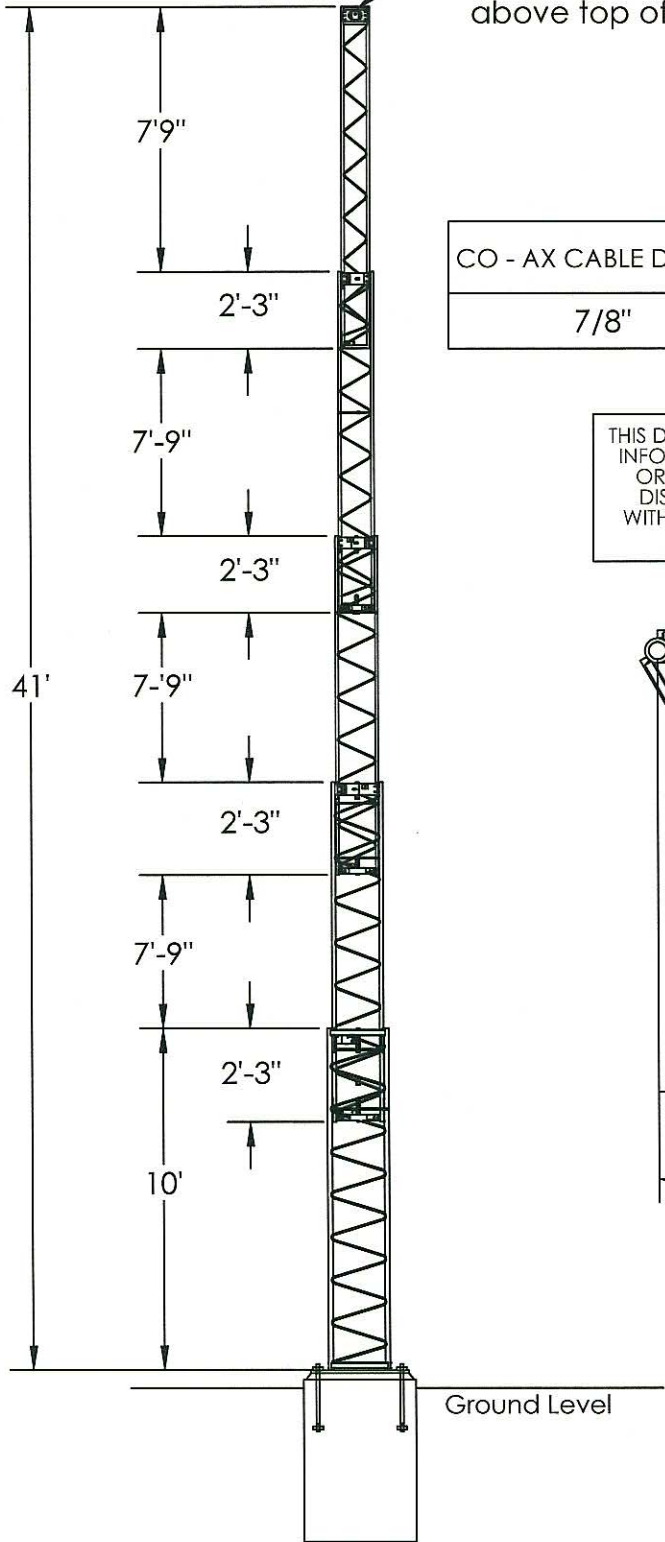


# TMM-541 SS TOWER ELEVATION

2" OD Tube Mast.  
See cover sheet for max. allowable antenna wind load and area @ 1 FT. above top of tower.

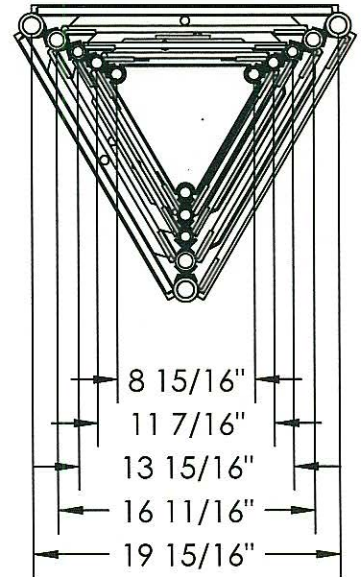
NO. 3 TOP	PIPE 1.05" OD X 0.154 WALL	3/8" SOLID ROD
NO. 4	PIPE 1.05" OD X 0.154 WALL	3/8" SOLID ROD
NO. 5	PIPE 1.05" OD X 0.154 WALL	3/8" SOLID ROD
NO. 6	PIPE 1.315" OD X 0.179" WALL	7/16" SOLID ROD
NO. 7 BASE	PIPE 1.66" OD X 0.191" WALL	1/2" SOLID ROD

SECTION NO.  
LEG SIZE  
DIAGONAL SIZE



CO - AX CABLE DIA. (in)	MAX. QUANTITY
7/8"	1

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE USED OR REPRODUCED OR ITS CONTENTS DISCLOSED, IN WHOLE OR IN PART, WITHOUT THE PRIOR WRITTEN CONSENT OF US TOWER CORPORATION.



**Plan View**  
No Scale

**Elevation View**  
No Scale



# TMM-541 SS FOUNDATION

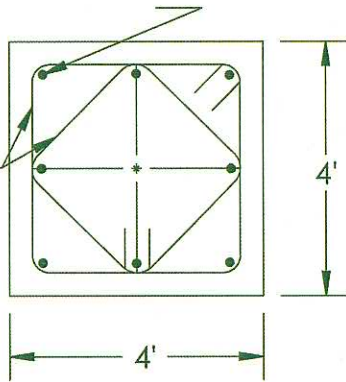
THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE REPRODUCED OR ITS CONTENTS DISCLOSED, IN WHOLE OR IN PART, WITHOUT THE PRIOR WRITTEN CONSENT OF US TOWER CORPORATION.

Item 2.

19

- ① 8 - #7 Vertical Bars (1 bar @ corners & center)

- ② #3 Ties @ 12" O.C. (max)
- ③ 3 in Top 5"



**Plan View - Reinforcing**  
No Scale

Foundation has been designed to accommodate the following loads:

Overtuning Moment = 33.35 ft - kips  
 Base Shear = 1.28 kips  
 Structure Weight = 2.99 kips

Soil and Concrete Design Parameters.

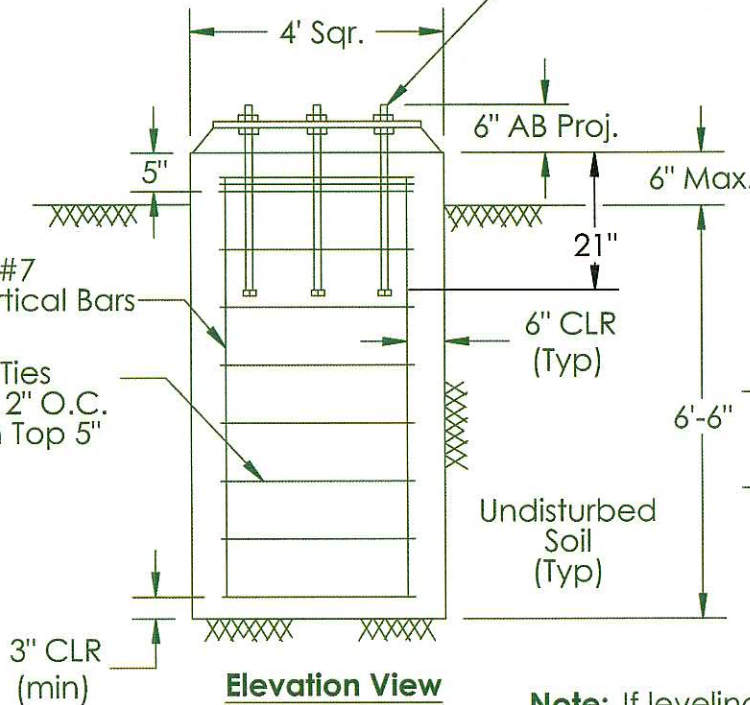
Allowable Foundation Pressure 1500 psf  
 (Increases based on depth)

Lateral Bearing Pressure 100 psf/ft  
 (Increases based on depth)

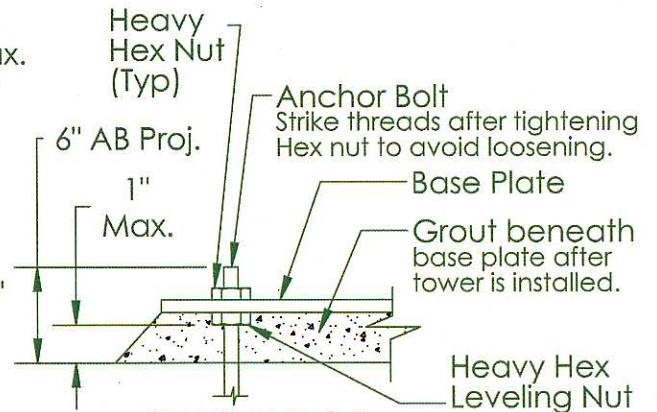
Concrete  $f_c' = 2500$  psi min. @ 28 days.

1 1/8" Ø x 27" ASTM A36 or ASTM F1554 Gd. 36 headed anchor bolt, (3 total), w/21" min. embedment.

- ① 8 - #7 Vertical Bars
- ② #3 Ties @ 12" O.C.
- ③ 3 in Top 5"



**Elevation View**  
No Scale



**Grouting Detail**

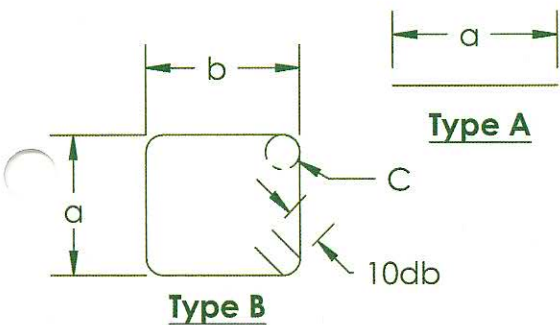
Extreme care should be taken to assure that all leveling nuts are level with respect to each other prior to installation of tower.

**Note:** If leveling nuts are not used, grout is not required, and reduce AB projection to 4".

**Reinforcement Material List**

Sym	Type	Bar Size	Dimensions				Qty
			a	b	c	10db	
①	A	#7	6' - 0" *	---	---	---	8
②	B	#3	3' - 0" *	3' - 0" *	2"	3.75"	10
③	B	#3	2' - 2" *	2' - 2" *	2"	3.75"	10

\* = Nominal dimension



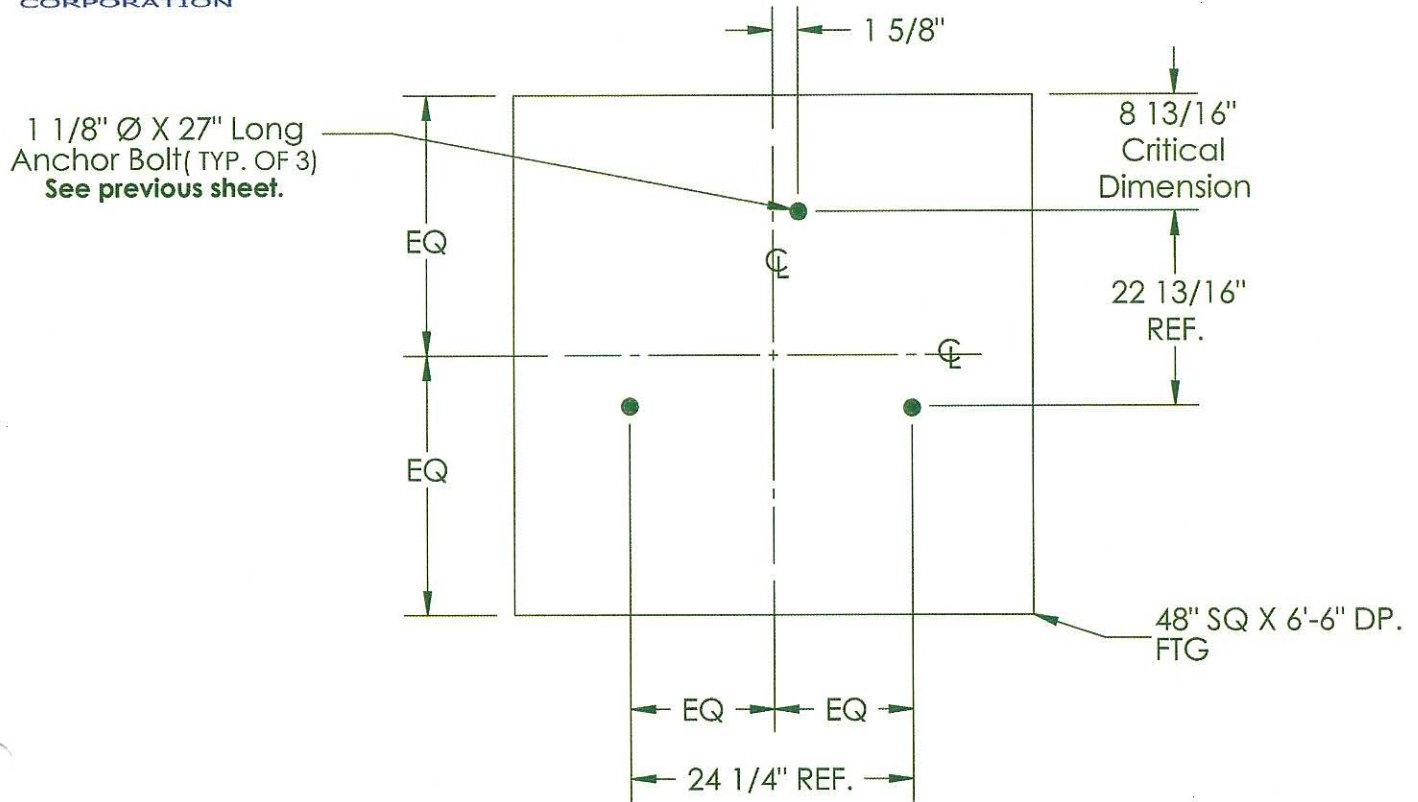


# TMM-541 SS FOUNDATION

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Item 2.

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**Plan View - Anchor Bolt Layout**

No Scale

"REF" dimensions are provided for reference only. Use the tower base plate assembly to locate anchor bolts.

## Foundation Notes:

1. All concrete shall have a minimum compressive strength of 2500 psi at 28 days unless noted otherwise. All concrete shall conform to the requirements of the International Building Code and the referenced edition of ACI 318. Slump shall not exceed 4-1/2 inches.
2. Reinforcing steel shall be intermediate grade deformed bars conforming to ASTM A-615. No. 4 bars and smaller shall be Grade 40, No. 5 bars and larger shall be Grade 60. All reinforcing details, placement etc. shall conform to the requirements of the International Building Code and ACI 318. No welding allowed.
3. All reinforcing steel, anchor bolts, dowels and other inserts etc. shall be securely anchored in place, in the required positions, prior to pouring concrete.
4. The owner is responsible for verifying the soil at the site provides a minimum safety factor of 2.0 for the soil parameters used for this design.
5. The allowable lateral soil bearing value was doubled as allowed per 2006 IBC section 1805.1 for isolated foundations not adversely affected by a 0.5" motion at the ground surface due to short term lateral loads.
6. The foundation design does not consider the effects of ground water.
7. The contractor is responsible for safe excavations in accordance with all Federal & Local laws and ordinances and OSHA requirements.
8. The contractor is responsible for the correct placement of all anchor bolts. US Tower recommends that the anchor bolts be placed using the tower base plate assembly provided with the tower. (The base plate assembly can be provided before the tower if desired.)
9. The foundation shall be one continuous pour such that cold joints do not develop. The contractor is responsible for verifying adequate concrete coverage is provided for all reinforcement to avoid the potential for rebar corrosion. Concrete shall be consolidated using vibratory methods.
10. The top of the footing shall be troweled level and smooth (or have a broom finish if preferred) in the area of the tower. Water shall be directed away from the tower base and anchor bolts outside of the tower area.
11. See General Notes sheet (earlier in calcs) for additional information & requirements.



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

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**Submitted By:** Kelly Schmidt, Parks & Community Services Director

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**Dripping Springs Ranch Park Board Meeting Date:** December 2, 2020

**Agenda Item Wording:** Discuss and consider recommendation regarding the appointment of members to DSRP Master Plan Update Project Sub-Committee

**Agenda Item Requestor:** Kelly Schmidt

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**Summary/Background:** A master plan update for the Dripping Springs Ranch Park & Event Center was approved in our 2021 budget.

Because the budgeted amount is well below the state mandated formal bidding process, the City of Dripping Springs’ purchasing policy was adhered to in an effort to obtain proposals for the project from familiar agencies that have provided the city with quality work in the past.

An informal RFP was sent to the following firms:  
Jennifer Orr - Studio Balcones  
Barbara Austin - RVI Planning and Landscape Architecture  
Brent Luck - Luck Design Team

The deadline to submit their proposals is Thursday, December 17, 2020

**Staff Recommendation:** Staff recommends the appointment of one to two DSRP board members and one Parks and Recreation Commissioner to serve as the sub-committee for the DSRP Master Plan Update project. Public input during the process will ensure that all stakeholder groups will have an opportunity to provide input.

**Attachments:** Request for Proposal Master DSRP Master Plan Update Project  
2016-2017 Master Plan

**Next Steps/Schedule:** Include Committee in Agency selection based on best match for requirements.



## REQUEST FOR PROPOSAL For Dripping Springs, Texas

The City of Dripping Springs, hereinafter “the City” will receive informal proposals for the following project:

<b>PROJECT NAME:</b>	<b>Dripping Springs Ranch Park Master Plan Update</b>
PROJECT MANAGER:	Kelly Schmidt, Parks & Community Services Director
CONTACT FOR INQUIRIES/SITE VISITS:	<a href="mailto:kschmidt@cityofdrippingsprings.com">kschmidt@cityofdrippingsprings.com</a>   512-894-2400
DEADLINE FOR INQUIRIES/SITE VISITS:	Thursday, December 3, 2020, 4 p.m.
PROPOSAL DUE DATE & TIME:	Thursday, December 17, 2020, 4 p.m.
DATE:	Thursday, November 19, 2020

### **PROJECT BACKGROUND AND DESCRIPTION STATEMENT:**

In 2016 the City of Dripping Springs commissioned the completion of the current Dripping Springs Ranch Park Master plan. Since its publication much has changed in the city and at the park. The population has increased significantly and so has the diversity of park user group interests at the park. As is best practice, Park and Facility Master Plans should be updated between three and five-year increments. Master Plans provide essential direction from which municipal teams set service and amenity improvement goals, plan long range work and scope deliverables.

The City is requesting proposals that will deliver a firm that best meets the objective of updating the current master plan while improving its usefulness as a management and service delivery barometer. This is not a formal RFP process, but the City would like firms to at least address the following topics in their statement of qualifications in addition to the quote for services:

- 1) Overview of your Firm
- 2) 3 references, Texas preferred but not required
- 3) Compensation for services

### **CRITERIA FOR SELECTION:**

- 1) Comprehensive experience with Park & Facility Master Plan facilitation
- 2) Portfolio of similar projects - *parks that feature horseback riding and/or mountain biking amenities and user groups a plus.*
- 3) Ability to meet required deadlines
- 4) Compensation for services

## SCOPE OF WORK STATEMENT

Firm will review current Master Plan and contrast against Texas Parks and Wildlife Requirements and standards as well as National Recreation and Parks Association best practices for format and content requirements. Updated plan is to be a viable and accurate reflection of the current park and event center uses and user groups, condition of grounds, trails and facilities and development of five-year improvement plan that best meets the desires of community use and operational safety.

### PROJECT GOALS & TIMELINE

<b>ENTIRE PROJECT TIMELINE: DECEMBER 16, 2020 – MAY 18, 2021</b>	
<b>GOAL - Public Meeting – Hold internal stakeholder input meeting.</b>	
This meeting will gather the DSRP Board, all current regular user groups, established use agreement partners, interlocal agreement partners and historical venue renters for event center and park input.	
<b>GOAL - Public Meeting - Hold external stakeholder input meeting.</b>	
This meeting will invite the public to provide input as to their desired DSRP park uses, improvements and future programs.	
<b>GOAL - Survey – Develop, publish e-survey &amp; utilize findings.</b>	
This survey is needed to reach as many park users, pass holders, and would be park users as possible. It will assist in quantifying other information gathered or not gathered at the in-person/Zoom virtual meetings.	
<b>GOAL - Reports – Submit monthly progress reports.</b>	
Monthly work summary reports will be required to be submitted. These will be added to agendas of the Parks and Recreation Commission, DSRP Board and City Council meetings.	
<b>GOAL - Plan Outline - Author the master plan with a minimum of the following sections.</b>	
<ol style="list-style-type: none"> <li>1. Acknowledgements</li> <li>2. Mission, Vision &amp; Goals                             <ol style="list-style-type: none"> <li>A. Note the Parks &amp; Community Services Mission (Parent Department)</li> <li>B. Create for Dripping Springs Ranch Park Event Center</li> <li>C. Create for Dripping Springs Ranch Park</li> </ol> </li> <li>3. Methodology</li> <li>4. Dripping Springs Event Center in Context &amp; Inventory</li> <li>5. Dripping Springs Ranch Park in Context &amp; Inventory</li> <li>6. Needs Assessment Prioritized Results                             <ol style="list-style-type: none"> <li>A. DSRP Event Center</li> <li>B. Dripping Springs Ranch Park</li> </ol> </li> <li>7. Action Plans                             <ol style="list-style-type: none"> <li>A. DSRP Event Center 5-Year Action Plan</li> <li>B. DSRP 5-Year Action Plan</li> </ol> </li> </ol>	
<b>ESTIMATED PROJECT MILESTONES</b>	
Public Meeting I – Internal Stakeholders	TBD
Public Meeting II – External Stakeholders	TBD
E-Survey Completed – Public at Large	TBD
Progress Reports Due to Staff/Commission/Boards/Council	1.22.21   2.19.21   3.26.21
Submit Final Draft for Review & Edits	4.20.21
Present Final Plan to PRC, DSRP & City Council	5.3.21   PRC Meeting 5.5.21   DSRP Meeting 5.18.21   City Council Meeting





# Dripping Springs Ranch Park Master Plan

February 21 , 2017



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The Dripping Springs Ranch Park Master Plan Committee- City Staff  
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Inventory - Vision and Goals -Facilities Needs-Recommendations  
Action Plan-Adoption  
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## INVENTORY

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## NEEDS ASSESSMENT PRIORITIES AND ACTION PLAN

PAGE 17

# 1 ACKNOWLEDGEMENTS

The City of Dripping Springs, Texas and Luck Design Team, LLC collaborated to prepare the Dripping Springs Ranch Park Master Plan. The plan was developed between March 2016 and September 2016 with contributions from many individuals and groups. The following individuals are recognized for their significant contributions to the development of the Parks Master Plan.

## THE DRIPPING SPRINGS PARKS & RECREATION COMMISSION:

Robbie Zamora, Chair

Eric Russell, Vice Chair

David Douglas

Robert Hayden

Eric Henline

Ron Jones

Wade King

Rich Moore

## DRIPPING SPRINGS RANCH PARK MASTER PLAN COMMITTEE:

Wayne Burklund

Lewanna Campbell

Gay Dotin

Nick Dotin

Wade King

Rich Moore

Ken Nicolas

Pam Owens

Reed Smith



## CITY STAFF:

Michelle Fischer, City Administrator

Lynne Dickinson, Dripping Springs Ranch Park & Event Center Manager

## 2 VISION, MISSION AND GOALS

### PURPOSE

The establishment of the Dripping Springs Ranch Park (DSRP) Master Plan Committee was approved by the Dripping Springs City Council to collect information, study, and make recommendations to the Parks & Recreation Commission and City Council regarding the operation, enhancement, and use of Dripping Springs Ranch Park.

Committee Members were selected to represent the interest of various stakeholders, including, but not limited to Dripping Springs Agriculture Boosters, the Dripping Springs Chamber of Commerce and Visitors Bureau, the Dripping Springs Lions Club, Equine Events, Retail/Trade Shows, Entertainment/Music/Hospitality interests, the Hays County Master Naturalists, the Hays County Master Gardener, the Dripping Springs Independent School District and General Park Users, including residents of Dripping Springs and visitors to the city alike.



### PARKS AND RECREATION MISSION STATEMENT

The Dripping Springs Parks & Recreation Commission functions under the following mission statement:

***“Preserving Texas Hill Country for its people and their recreation and leisure, for its history and the sense of place, for its beauty and open spaces.”***

### VISION AND MISSION OF DRIPPING SPRINGS RANCH PARK

It is under this umbrella of the Parks and Recreation Commission Mission Statement that the DSRP Master Plan Committee developed the inspiring Vision Statement for Dripping Springs Ranch Park:

***“Where the past meets the future!”***

This vision statement encompasses the mission of celebrating and continuing the historical past of Dripping Springs at the park site while at the same time providing recreational opportunities for families of Dripping Springs and visitors.

## GOALS FOR DRIPPING SPRINGS RANCH PARK

Multi-layered goals for the park site were also established by the DSRP Master Plan Committee in the early Spring of 2016.

These goals include:

1. Expanding and maximizing the recreational and functional opportunities offered throughout the Park, both at the Events Center and the exterior areas of the Park;
2. Establishing and maintaining a high quality level of park facilities and amenities throughout the Park by meeting the park priority and comfort needs of residents and vendors through the continual addition and upgrade of park facilities;
3. Enhance the marketing efforts and outreach in particular to residents in order to communicate the many different park, recreational and open space opportunities available to residents within the Park;
4. Balancing the revenue generating aspects of the Park with providing affordable recreation opportunities for residents of Dripping Springs;
5. Providing a safe and secure environment for the operation, maintenance and use of the Park.

In order to implement these five goals of the DSRP Master Plan, specific objectives were identified as action items. These action items are further expanded in "Section 6 - Needs Assessment and Action Plan".



# 3 METHODOLOGY

The development of the plan was carried out in six chronological steps:

## 1. INVENTORY

The inventory assessed the condition and needs of the park system facilities that provide recreational opportunities for Dripping Springs residents and potential visitors to the site , and identified needed improvements for each location. In the Spring of 2016, City Staff and staff from LUCK Design Team went to each park, photographically documenting the facilities, and charting each feature on a map of the park. The data was compiled into two categories (“Event Center” and “Non- Event Center” amenities) for the DSRP Master Plan Committee to review and discuss.



## 2. PUBLIC INPUT

Working with a LUCK Design Team, the City formulated a process for public input to gather ideas for the master plan.

From March to August 2016, the DSRP Master Plan Committee , along with City Staff, had a total of six meetings at the Dripping Springs Ranch Park or City Hall. At each meeting committee members had the opportunity to provide input and direction in the formulation of the master plan.

## 3. VISION, MISSION AND GOALS

Analysis of the collected data and information resulted in a list of priorities that fit into one of five broad categories or park system goals. These were then defined into specific objectives or “tracts” within the Action Plan.

## 4. FACILITY NEEDS

Facility needs were assessed using standard and resource based methods utilizing information from the DSRP Master Plan Committee input process.

## 5. RECOMMENDATIONS

Multiple recommendations were formulated for the Park, based on the needs assessment and discussions with City Staff, the DSRP Master Plan Committee and City Leadership. The recommendations are in order of preferred priority, with project descriptions, type, goals satisfied from each of the priorities accomplished, potential funding sources and estimated budget amounts stated in 2016 dollars.

## 6. ADOPTION

The Dripping Springs Ranch Park Master Plan was recommended by the DSRP Master Plan Committee for approval by the Dripping Springs Parks & Recreation Commission at their February 2017 meeting. The plan is effective January 2017 through the end of 2026. Comprehensive updates to the plan will be made every five years or as needed between each five-year interval.



## 4 DRIPPING SPRINGS RANCH PARK IN CONTEXT

The beautiful Dripping Springs Ranch Park is nestled amidst rolling landscape, seasonal creeks and ponds with wide open spaces for numerous leisure activities and outdoor recreational opportunities. The Park is home to the City's new premier Event Center with 166,000 square feet under cover. Dripping Springs Ranch Park was designed as a multi-use facility to accommodate a variety of agricultural and equine events as well as social and corporate gatherings, and as a venue for entertainment. The Park is conveniently located 1.5 miles from downtown Dripping Springs near restaurants, lodging, and entertainment.

Dripping Springs Ranch Park and Event Center offers multi-use facilities including indoor and outdoor arenas for regional and national horse and agricultural competitions and for music entertainment, trade shows and large festivals. The Special Event Venue is available for social gatherings, corporate meetings, banquets, conventions and galas.

The Park's trail system is ideal for hiking and horse riding throughout the Park. With picnic tables, washer pitching, playground and primitive camping and RV sites, the Park is ideal for a variety of group activities and leisure time for family outings.

While many facilities at Dripping Springs Ranch Park and Event Center are free, other venues must be rented for personal and group events.



### HISTORY

Dripping Springs Ranch Park is owned and operated by the City of Dripping Springs and has been a part of the City's recreational facilities since 2008 with the purchase of the Harrison family homestead and working ranch. The acquisition was made possible by funds from Hays County park bond funds and funds dedicated by the City. The acquisition and planned improvements were complimentary to the City's master park plans for a community gathering space and large open spaces. The new facilities became a reality with generous funding and matching grants from Texas Parks and Wildlife, the Lower Colorado River Authority and additional funds from Hays County park bond funds. The Park has been embraced by citizens as well with generous gifts from private donors and local businesses.

The Park opened in 2008 and is enjoyed by thousands of users. It is a popular park for horse riders who participate in competitive and leisure equine events as well as for individuals and families who are attracted to the many outdoor recreational opportunities, including hiking, washer pitching, wildlife viewing, primitive camping and gatherings. It is the perfect spot for a family picnic or a special occasion for reunions and weddings.

The Park is home to annual festivals that attract visitors from all areas of the Hill Country and beyond.



With the additional new facilities, the Park is now home to a versatile venue that is one of the largest in the Texas Hill Country.

### **PRESERVING THE LAND**

Dripping Springs Ranch Park and Event Center spans over 100 acres of heavily wooded landscape and open space. A segment of Little Barton Creek runs through the property, supporting an abundance of wildlife and native plants. More than eight acres have been set aside as a wildlife preservation and conservation area. The Park uses a rainwater collection system to provide water and further conserve natural resources. This beautiful Park reflects all aspects of the Hill Country landscape in which Dripping Springs was founded. One of the main goals of Dripping Springs Ranch Park and Event Center project is to preserve a legacy of the City's foundation in farming and ranching life while bringing tourism and economic value to the community.



# 5 INVENTORY

In order to project the future park and recreation needs of the Dripping Springs Ranch Park, City Staff and personnel from LUCK Design Team conducted a parks/facilities inventory review of the amenities within the Park. Each of the parks were inventoried and categorized according to the following classification system: Event Center amenities and exterior (non-Event Center) amenities.

These items were documented with photographs in the Spring of 2016, and categorized into the two categories stated above. The following pages document that inventory.



Event Center - Administration Office



Event Center - Administration Office



Event Center - Entry Hall



Event Center - Kitchen



Event Center - Storage Area



Event Center - Ticket Booth



Event Center - Refrigerator Storage



Event Center - Storage Room



Event Center - Arena Gathering Area



Event Center - Arena Plaza



Event Center - Arena



Event Center - Warm Up Area



Event Center - Warm Up Area



Event Center - East Entry to Staging Area



Event Center - Animal Treatment Area



Event Center - Wash Rack



Event Center - Wash Down Area



Event Center - Large Equipment Area



Event Center - Animal Stalls



Event Center - Animal Stalls



Event Center - Animal Stalls



Event Center - Indoor Pen (West End)



Event Center - Suites (West End)



Event Center - Animal Pens



Event Center - Maint. Office Exterior



Event Center - Indoor Vendor Area



Event Center - Maintenance Office



Event Center - Temporary Bleachers



Event Center - Chutes (West End)



Event Center - Arena (Looking East)



Exterior - Existing Barn - HCLE Owned



Exterior- Existing Barn (Interior) - HCLE Owned



Exterior - Corral



Exterior - Stall Barn (Exterior)



Exterior - Stall Barn (Exterior)



Exterior - Existing House



Exterior- Existing House Yard



Exterior - Existing House Interior



Exterior- Existing House Interior



Exterior - Outdoor Arena



Exterior - Outdoor Arena



Exterior - Outdoor Arena



Exterior- Round Pen-Under Construction



Exterior- Round Pen - Under Construction



Exterior - Open Field / Parking Area



Exterior- Low Water Crossing



Exterior - Drainage Issues at Park Road



Exterior - Playground Area



Exterior - Playground and Parking



Exterior - Existing Pond



Exterior - Damaged Concrete Path



Exterior - Existing Pond



Exterior - Field Along RR12



Event Center - South Side Parking



## 6 NEEDS ASSESSMENT PRIORITIES AND ACTION PLAN

To assist in the development of the City's park priority need at Dripping Springs Ranch Park, the DSRP Master Plan Committee divided future park improvements into categories: "Event Center Improvement Needs/Desires" and "Non-Event Center Improvement Needs/Desires". This reflects the nature of the park functioning as almost two separate entities. Both categories need to be addressed with equal attention to accomplish the goals stated earlier in the master plan.

At its June 2016 meeting, the planning committee identified the following possible items for prioritization for "Event Center" improvements:

- Reorganization of front office space is an issue (has to be shared with electrical /server)
- More fans in arena area
- Permanent Bleachers (Existing temporary bleachers holds 250 each; also on stall side)
- Stall Area – would like to have rubber mats (existing ones are City of San Marcos owned-Hays County Live Stock Board)
- Another stall barn to east end of facility (add 100 more stalls, meeting room, indoor showers, Restrooms)
- Video Surveillance System (inherent liability if you don't do it)
- Moving server to electric room
- Add vents to roof structure
- Purchase used Skid steer (that the City would own) with equipment (i.e, broom, etc.)
- VIP Box Improvements Opt. 1- Big Room by Concession/Club Box – at east end (Open Air Box)
- VIP Box Improvements Opt. 2 - Make boxes larger at old VIP Box (knock down walls to enlarge)
- Corner Restrooms (especially for stall workers)
- Outside Fenced Area for Panel Storage (covered metal pole barn)



Additionally, the following items were considered for prioritization for "Non-Event Center" improvements:


- Park Signage (trail head signs illustrating the character of DSRP)
- Picnic Areas
- Trails (as an entry from Harrison Hills Subdivision)
- Keeping Old School Arena Functional (replace gates, other elements)
- Bird watching areas (bird blind along high point with picnic tables)
- Doggie waste disposal station/bags
- Fishing areas around existing pond
- Secondary access and lower road
- Fencing for the whole Park (to be able to lock facility up and section off the Park)
- Buy more land to the north (for access, more equestrian, multi-use trails)

These items were discussed and prioritized by the DSRP Master Plan Committee on August 10, 2016. They are presented on the following pages in order of preferred priority, with project descriptions, type, goals satisfied from each of the priorities accomplished, potential funding sources and estimated budget amounts stated in 2016 dollars.



Priority Item	Project Name	Project Description	Project Type	Goal(s) Satisfied from Master Plan	Funding Sources	Est. Budget Amount
1	Fencing	Fencing or protection against "Mudders" in open property; fencing for the whole park (to be able to lock up facility and section off park)	Construction	Goals 2 and 5	General Fund	Estimate: \$xx/Linear foot
2	Permanent Bleachers	Bank A - 10 tiers X 123'-05", (5) sections, (4) aisles, electric power operation; Bank B - 10 tiers X 83'-0", (4) sections, (3) aisles, electric power operation	Installation	Goal 2	General Fund	Quote: \$144,544 from Specialty Supply and Installation; dated 5/27/16
3	Vents to the roof structure	Vents to the roof structure	Installation	Goal 2	General Fund	Estimate: \$5,000/Each
4	More Fans in arena area	Addition of (3) 14' diameter fans in the arena; includes electrical wiring and conduit	Purchase	Goal 2	General Fund	Quote: \$32,874.76 from Macro Air; dated 4/27/16 (does not include install; fans only)
5	Skid Steer with Equipment	Asco Equipment Case SV300 skid (Used)	Purchase	Goal 2	General Fund	Quote: \$74,000 from Asco dated 8/10/16
6	Additional Stall Barn	80' x 250' (20,000 SF); includes 4,000 Meeting Room	Construction	Goals 1, 2 and 5	TBD	Quote: \$865,000 from Southwest Erectors; dated 5/25/16
7	New Low Water Crossing	Concrete Structure along internal going to the back arena; existing crossing has serious erosion	Construction	Goals 2 and 5	TBD	Estimate: \$20,000
8	Video Surveillance System	Cameras installed along the perimeter of the arena	Installation	Goal 5	General Fund	TBD
9	Signage - Trailhead	Addition of (2) Trailhead Kiosks with wayfinding, rules and orientation	Construction	Goal 3	General Fund	Estimate: \$3,000- 5,000 ea.
10	Fire Breaks/Deadwood Removal	Constructing Fire Breaks and Clearing of Deadwood	Clearing / Construction	Goals 2 and 5	General Fund	TBD
11	Invasive Species Eradication	Clearing of Invasive Species Throughout the Park	Clearing / Construction	Goals 2 and 5	General Fund	TBD
12	White Round pen needs replacing	Replace White wooden pen at west outdoor arena	Construction	Goal 2	FEMA Funds	TBD
13	Trails (as an entry from Harrison Hills)	Construction of trails that provide a connection to the arena and existing trail system from the west side of the property	Construction	Goal 1	Grant Funding from Texas Parks & Wildlife	Estimate: \$18/Linear foot
14	Secondary Access and North Road	Secondary entrance to facilitate better access/egress off of Ranch Road 12	Construction	Goals 1 and 5	General Fund	TBD: Maybe possible easement
15	Replace bleachers at back arena	(4) Total	Installation	Goal 2	General Fund	Estimate: \$2,000/Each
16	Buy more land to the north; adjacent to existing property	Additional land will allow for more trails and 2nd access	Purchase	Goals 1 and 5	TBD	TBD

Priority Item	Project Name	Project Description	Project Type	Goal(s) Satisfied from Master Plan	Funding Sources	Est. Budget Amount
17	Front Office Space / Moving Server to Electric Room	Includes running additional conduit and wire and relocating server to back electrical room	Construction	Goal 2	General Fund	TBD
18	Rubber Mats	City would like to have own rubber mats in stall area	Purchase	Goal 2	General Fund	TBD
19	Outside Fenced Area for Panel Storage	For Panel Storage	Construction	Goal 5	General Fund	TBD
20	Picnic Areas	Covered Picnic Areas Around Existing Pond and Trails	Construction	Goal 1	TBD	TBD
21	Corner restrooms (primarily for Stall workers)	Restrooms located at north side of arena so workers do not have to go to the same restroom as patrons	Construction	Goals 1 and 2	TBD	TBD
22	Fishing areas	Wooden Docks at Existing Pond	Construction	Goal 1	TBD	TBD
23	Doggie waste disposal stations / bags	Along trail	Purchase	Goal 1	TBD	TBD
24	Bird watching Areas	Overlook "blinds" by existing pond and creek area	Construction	Goal 1	TBD	TBD
25	East VIP Box	VIP Box Improvements - Opt. 1 Big Room by Concession / Club Box at end (Open Air Box)	Construction	Goals 1 and 4	TBD	TBD
26	West VIP Box	VIP Box Improvements - Opt. 1 Make boxes larger at existing VIP Box	Construction	Goals 1 and 4	TBD	TBD

-  - High Priority
-  - Medium Priority
-  - Low Priority



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

**Submitted By:** Kelly Schmidt, Parks & Community Services Director

**Dripping Springs Ranch Park Board Meeting Date:** December 2, 2020

**Agenda Item Wording:** Discuss and consider selection and approval regarding the DSRP Ranch House paint color and Administrative Office welcome sign.

**Agenda Item Requestor:** Kelly Schmidt

**Summary/Background:** Our 2021 budget was been approved for Part II of Ranch House renovations and improvements. Exterior Paint, identifier signage, and paver walkway improvements are underway.

Colors proposed are a basic black deck paint for the porch flooring/planks, steps and trim (trim currently faded green, porch planks currently not painted) and bright white for the vertical surface & perimeter wooden fence (see stair example image below). All improvements adhere to aesthetic upgrades being made throughout the park currently (i.e. existing faded green park fencing slowly being painted black and picnic tables being painted white). Recent paint quote came in much lower than budgeted and includes replacing the rotted wood trim and porch planks where necessary. This will allow for additional interior improvements such as cabinets to be cleaned and painted as well as sink replacement (with your approval).



Below is the draft Office identifier sign. It will hang from the entrance walkway arch and be sandblasted wood or sandblasted HDU.

Dimensions: 65" x 12"



**Staff Recommendation:** Approve recommendation as presented.

**Attachments:** Quote received from company that provided interior painting service. Best price received for exterior had also been best price in February for interior.  
Sign draft concept.

**Next Steps/Schedule:** Schedule exterior work and order sign.

## CONSTRUCTION CONTRACT

**THIS CONTRACT** made this the 11<sup>th</sup> day of November, 2020, by and between Color World Housepainting (*a corporation organized and existing under the laws of the State of Texas*) hereinafter called the “*Contractor*”, and the CITY OF DRIPPING SPRINGS hereinafter called “*City*.” acting herein by its Mayor, Bill Foulds, Jr. hereunto duly authorized.

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

**ARTICLE 1. Statement of Work.** The Contractor shall furnish all supervision, technical personnel, labor, materials, machinery, tools, equipment and services that are such an inseparable part of the work described that exclusion would render performance by Contractor impractical, illogical, or unconscionable. The Contractor shall perform and complete all work required for the installation of the equipment and rewiring of the building embraced in the Project; namely, **Ranch House Exterior Repaint** and required supplemental work, all in strict accordance with the contract documents including all addenda thereto. All Work shall be performed in a good and workmanlike manner according to industry standards. The parties agree that the Statement of Work and the addenda to this Contract is a description of Contractor’s obligations and responsibilities, and is deemed to include preliminary considerations and prerequisites.

### **ARTICLE 2. Contractor’s Duties**

1. Construction. Contractor shall perform and complete all work required for the painting of the building embraced in the **Ranch House Exterior Repaint** project as described in the **Attachment “A”**.
2. Labor and Materials. The Contractor shall furnish all labor, materials, mechanical workmanship, transportation, equipment, and services necessary for the completion of the work described in this Contract and in accordance with the plan (if any) and other contract documents to conduct the construction required under this Contract in an efficient manner.
3. Completion of Work. Work, in accordance with this Contract, shall commence after the date this Agreement is executed by the City and the Contractor, and Contractor shall complete the WORK within fourteen (14) consecutive calendar days after execution of this Contract.
4. Invoicing. Contractor has submitted an initial invoice for this work as shown in **Attachment “A”**. Such invoice shall be paid within ten (10) days of completion of the Work. The proposal for the work is set forth in **Attachment “A”**. Incomplete or inaccurate invoices shall be returned other Contractor for correction and re-submittal.
5. Insurance. Contractor shall assume all risk and liability for accidents and damages that may occur to persons or property during the performance of the work under this Contract. Contractor shall not be covered by the City’s liability carrier. Contractor shall, at its sole expense, maintain during the full term of this Contract insurance coverage with insurers licensed to do business in the State of Texas and acceptable to the City. The Contractor

shall comply with all insurance requirements contained in its Certificate of Insurance in **Attachment “B**, including maintaining worker’s compensation and liability coverage in stated amounts and providing proof of such coverage.

- 6. Change orders. Change orders from the City or requested by the Contractor shall be requested in writing. Such change orders may be approved administratively or through City Council action as determined by the City’s Purchasing Policy.
- 7. Mandatory Disclosures. Texas law requires that vendors make certain disclosures. Prior to the effective date of this Contract, the Contractor has submitted to the City a copy of the Conflict of Interest Questionnaire form (CIQ Form) approved by the Texas Ethics Commission (Texas Local Government Code Chapter 176. Contractor agrees by approving this Contract that it is in compliance with the Prohibition on Contracts with Companies Boycotting Israel (Texas Government Code Chapter 2270).

**ARTICLE 4. The Contract Price.** The City will pay the Contractor for the performance of the Contract, in current funds, subject to additions and deductions as provided in this Contract and Attachments, the sum of **\$7895.90 (Seven Thousand Eight Hundred Ninety-Five Dollars and Ninety Cents)**. Payments will be made pursuant to this Contract and Attachments.

**ARTICLE 5. The Contract.** The executed contract documents shall consist of the following components:

- a. This Contract
- b. Attachment “A” Invoice
- c. Attachment “B” Insurance

This Contract, together with other documents enumerated in this ARTICLE 5, which said other documents are as fully a part of the Contract as if hereto attached or herein repeated, forms the Contract between the parties hereto. In the event that any provision in any component part of this Contract conflicts with any provision of any other component part, the provision of the component part first enumerated in this ARTICLE 5 shall govern, except as otherwise specifically stated.

**ARTICLE 6. Termination**

Either party may terminate this Contract with thirty (30) day written notice to the other party. If either party breaches this Contract, the other party shall provide notice and an opportunity to cure to the other party. If the other party does not cure the breach within ten (10) days, the other party may terminate the Contract. If the Contract is terminated, all work completed in a good and workmanlike manner as described above shall be paid in accordance to its value under the Contract by the City, but shall not pay more than the Contract Price.

**ARTICLE 7. Miscellaneous**

**1. Non-Assignability.** Neither the City nor the Contractor shall assign any interest in this Contract without the prior written consent of the other party outside of what is allowed in this Contract.

**2. Amendment.** This Contract and the attachments described above embody the



entire agreement between the parties and may not be modified unless in writing, executed by all parties.

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

**4. INDEMNIFICATION.** CONTRACTOR HEREBY RELEASES, AND SHALL CAUSE ITS INSURERS, ITS SUBCONTRACTORS, TO RELEASE CITY AND ITS AGENTS AND ASSIGNS FROM ANY AND ALL CLAIMS OR CAUSES OF ACTION WHICH CONTRACTOR, ITS INSURERS, AND/OR ITS SUBCONTRACTORS MIGHT OTHERWISE POSSESS RESULTING IN OR FROM OR IN ANY WAY CONNECTED WITH ANY LOSS COVERED OR WHICH SHOULD HAVE BEEN COVERED BY INSURANCE MAINTAINED AND/OR REQUIRED TO BE MAINTAINED BY CONTRACTOR AND/OR ITS SUBCONTRACTORS PURSUANT TO THIS CONTRACT, EVEN IF SUCH CLAIMS OR CAUSES OF ACTION ARISE FROM OR ARE ATTRIBUTED TO THE SOLE OR CONCURRENT NEGLIGENCE OF ANY CITY AGENT OR FROM STRICT LIABILITY.

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

If to the City:  
Michelle Fischer: City Administrator  
City of Dripping Springs  
511 Mercer Street/P.O. Box 384  
Dripping Springs, Texas 78620

If to the Contractor:  
Jeff Hendricks  
Color World Housepainting  
jeffh@colorworldhousepainting.com  
Dripping Springs, TX 78620

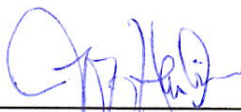
**6. Force Majure.** No party to this Contract shall be deemed in violation if it is prevented from timely performing any of its obligations by reason of labor disputes, acts of God, acts of the public enemy, acts of superior governmental authority, or other circumstances for which the party is not responsible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

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

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

**9. Entire Agreement.** This Contract and the attachments described above constitutes the entire agreement of the Parties and supersedes any and all prior understandings, or oral or written agreements, between the Parties on this subject matter.

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



\_\_\_\_\_  
Jeff Hendricks, Color World Housepainting  
(The Contractor)

**CITY OF DRIPPING SPRINGS**

ATTEST:

By \_\_\_\_\_

Title: Michelle Fischer, City Administrator

By \_\_\_\_\_

Title: Andrea Cunningham, City Secretary

Attachment "A"



Joseph Roberson  
Office Phone: 512-729-1211  
josephr@colorworldhousepainting.com



Quote Date: 5 Nov 2020 Email: kschmidt@cityofdrppingsprings.com

Kelly Schmidt  
1042 Event Center  
Dripping Springs, TX 78620  
Phone: 5122645667

**IMPORTANT NOTE: (The Individual Customer is responsible for choosing & trying on color selections.)**

<u>Areas to be painted:</u>		Optional Pricing	
Eaves & Fascia, Wood Siding, Wood Framing, Door Frame(s), Service Door(s), Rear Door(s), Peak Vent(s), Railing (each side), Porch Columns/Posts, Deck, Beamed Eaves	<input type="checkbox"/>	\$0.00	
	<input type="checkbox"/>	\$0.00	

Prices shown are discounted and not included in the final price below unless checked.

**Recommended Products:**  
Super Paint (SW)

**PREPARATION PROCEDURES**

1. Washing of all the areas that will be painted that fit the description above. We will use a commercial grade pressure washer to remove mildew, algae, dirt and salt deposits. Hand washing and bleach solution will be done on an as-needed basis.
2. Extensive tarping of all surfaces and landscaping to be worked over will be done with canvas and plastic tarps. Also, tape will be used to protect any areas where tarps would be impractical.
3. Peeling paint and rust will be removed with hand scrapers on flat surfaces and wire brushes on cedar or rusting areas.
4. Bare wood and metal will be primed with the appropriate primers.
5. A top of the line exterior caulk will be applied prior to painting as needed.
6. Downspouts and address numbers will be removed by the team where applicable (vertical downspouts only - not the gutters). We ask for your assistance in removing all screen, plant holders, porch furniture, etc. from areas where we will be working.

**PAINTING PROCEDURES**

1. We will provide all the necessary equipment. Lift rental, if necessary, will be an additional charge.
2. First coat of paint or stain will be given enough time to dry before applying the second, when 2 coat jobs are performed.
3. The team will clean-up as it finishes each side and at the end of each day, equipment will be stacked or locked in the trailer.
4. Color World carries BWC with 2 million dollars insurance with each job.
5. 2 coat jobs are guaranteed for 2 years. If any paint or stain applied by us fails caused by improper application, we will fix it free under your maintenance warranty.

**Specific Work Notes:**

Other Notes  
Quote does include minor wood repairs

Quote Total: 12147.54  
2 Coat Price  
Discount: 35%

**Total Price For Painting: 7895.90**

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum stated above. Any alteration or deviation from the specifications will necessitate a Change Order to be filed out and signed. All accounts are due upon completion of work as described above. In the event a law suit is brought, the prevailing party shall recover its attorney fees and costs. Finance charge of 2% per month will be applied to all past due accounts. All material is guaranteed as per manufacturers specs. All work to be completed in a workmanlike manner according to standard practices. Price quoted is for cash or check. There is no surcharge for debit card transactions, however there will be a 3.5% surcharge on all credit card payments (what we get charged from the credit card companies). This proposal may be withdrawn if not accepted within 15 days.

I agree to the payment terms and contract as stated above.

Final Price: \$7895.90  
Deposit: 0.00

Authorization to begin work

Attachment “B”



Joseph Roberson

Office Phone: 512-729-1211

josephr@colorworldhousepainting.com



Quote Date: 5 Nov 2020 Email: kscheidt@cityofdrippingsprings.com

Ke Item 4 dt

1042 Event Center

Dripping Springs, TX 78620

Phone: 5122645867

**IMPORTANT NOTE: (The Individual Customer is responsible for choosing & trying on color selections.)**

Areas to be painted:

Eaves & Fascia, Wood Siding, Wood Framing, Door Frame(s), Service Door(s), Rear Door(s), Peak Vent(s), Railing (each side), Porch Columns/Posts, Deck, Beamed Eaves

Optional Pricing:

	<input type="checkbox"/>	\$0.00
	<input type="checkbox"/>	\$0.00

Prices shown are discounted and not included in the final price below unless checked.

**Recommended Products:**

Super Paint (SW)

**PREPARATION PROCEDURES**

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4. Bare wood and metal will be primed with the appropriate primers.
5. A top of the line exterior caulk will be applied prior to painting as needed.
6. Downspouts and address numbers will be removed by the team where applicable (vertical downspouts only - not the gutters). We ask for your assistance in removing all screen, plant holders, porch furniture, etc. from areas where we will be working.

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4. Color World carries BWC with 2 million dollars insurance with each job.
5. 2 coat jobs are guaranteed for 2 years. If any paint or stain applied by us fails caused by improper application, we will fix it free under your maintenance warranty.

**Specific Work Notes:**

Other Notes:

Quote does include minor wood repairs

Quote Total: 12147.54

2 Coat Price

Discount: 35%

**Total Price For Painting: 7895.90**

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I agree to the payment terms and contract as stated above:

Final Price: \$7895.90

Deposit: 0.00

Authorization to begin work



# CERTIFICATE OF LIABILITY INSURANCE

DATE (M)  
11/1 Item 4.

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Premier Risk Advisors 2530 Meridian Parkway Suite 300 Durham NC 27713		<b>CONTACT NAME:</b> Michael Hunt <b>PHONE (A/C No. Ext):</b> (919) 371-0747 <b>E-MAIL ADDRESS:</b> info@riskadvisors4u.com <b>FAX (A/C, No):</b> (919) 893-4678	
		<b>INSURER(S) AFFORDING COVERAGE</b>	
		<b>INSURER A:</b> ATTUNE	
		<b>INSURER B:</b> LIBERTY MUT INS CO	
		<b>INSURER C:</b>	
		<b>INSURER D:</b>	
		<b>INSURER E:</b>	
		<b>INSURER F:</b>	
<b>INSURED</b> JNA Ventures DBA Color World Housepainting of Austin 565 Peakside Circle Dripping Springs TX 78620		<b>NAIC #</b> 23043	

**COVERAGES**                      **CERTIFICATE NUMBER:**                      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b>			HUNTPREMIERSK00001HIB	01/02/2020	01/02/2021	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						MED EXP (Any one person) \$ 5,000
	<input type="checkbox"/> ANY AUTO						PERSONAL & ADV INJURY \$ 1,000,000
	<input type="checkbox"/> OWNED AUTOS ONLY	<input type="checkbox"/> SCHEDULED AUTOS					GENERAL AGGREGATE \$ 2,000,000
	<input type="checkbox"/> HIRED AUTOS ONLY	<input type="checkbox"/> NON-OWNED AUTOS ONLY					PRODUCTS - COMP/OP AGG \$ 2,000,000
	<input type="checkbox"/> UMBRELLA LIAB	<input type="checkbox"/> OCCUR					
	<input type="checkbox"/> EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE					EACH OCCURRENCE \$
	DED	RETENTION \$					AGGREGATE \$
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>	<input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y / <input checked="" type="checkbox"/> N	XWS (20) 60757495	12/20/2019	12/20/2020	PER STATUTE
	If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> N / <input checked="" type="checkbox"/> A					E.L. EACH ACCIDENT \$ 100,000
							E.L. DISEASE - EA EMPLOYEE \$ 100,000
							E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City of Dripping Springs is listed as Additional Insured on GL and WC Policies.

### CERTIFICATE HOLDER

City of Dripping Springs  
 PO Box 384  
 Dripping Springs TX 78620

### CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE  
*Michael D Hunt, J.R.*

# CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

# FORM CIQ

**This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.**

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY
Date Received

1 Name of vendor who has a business relationship with local governmental entity.

COLOR WORLD HOUSEPAINTING

2  Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

KELLY SCHMIDT

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

PAINTING VENDOR

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

Yes  No


B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

Yes  No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

PAINTING VENDOR

6  Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7   
Signature of vendor doing business with the governmental entity

11/11/2020  
Date

## CONFLICT OF INTEREST QUESTIONNAIRE

### For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm>. For easy reference, below are some of the sections cited on this form.

**Local Government Code § 176.001(1-a):** "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- (A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- (B) a transaction conducted at a price and subject to terms available to the public; or
- (C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

**Local Government Code § 176.003(a)(2)(A) and (B):**

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

\*\*\*  
(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed;  
or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor.

**Local Government Code § 176.006(a) and (a-1)**

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.





WELCOME Y'ALL!



ADMINISTRATIVE  
OFFICE



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

**Submitted By:** Kelly Schmidt, Parks & Community Services Director

**Dripping Springs  
Ranch Park Board  
Meeting Date:** December 2, 2020

**Agenda Item  
Wording:** **Discuss and consider recommendation of adding a free Annual Pass to DSRP Arena and trails as a City of Dripping Springs Employee Benefit.**

**Agenda Item  
Requestor:** Kelly Schmidt & Tina Adams

**Summary/Background:** The Parks and Community Services department has the ability to benefit both the community members of Dripping Springs (external customers) and City of Dripping Springs employees (internal customers). In early 2020 City Council approved adding Parks and Community Services program participation discounts as an employee benefit. These benefits included:

20% Off all Parks & Community Services Programs (Camp, Swim Lessons, etc.)

Monetary Value = Depends on program.

1 free room rental and 1 pavilion rental per year at DSRP and at Founders Memorial Park

Monetary Value = Varies depends on specific amenity rental details

1 Free Season Pool Pass for employees and their immediate family (within the same household).

Monetary Value = \$130 | Three (3) month season Memorial Day to Labor Day

It is the request of the PCS Director that we include an annual pass to DSRP on the list of incredible benefits. Not only will this be a valuable employee benefit should he/she choose to utilize it, it will incentivize the employee to familiarize themselves with one of our incredible facilities and a component of the park system.

1 Annual DSRP Pass per Employee (Does not include family membership)

Monetary Value = \$200 (Per Fiscal year, October 1 - September 30)

**Staff Recommendation:** Approve recommendation as presented.

**Attachments:** N/a

**Next Steps/Schedule:** Present to Council