



TAX INCREMENT REINVESTMENT ZONE NO. 1 & NO. 2 BOARD REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Monday, October 18, 2021 at 4:00 PM

Agenda

CALL TO ORDER AND ROLL CALL

Board Members

Dave Edwards, Chair
Taline Manassian, Vice Chair
Missy Atwood
Michelle Fischer
John McIntosh
Walt Smith
Bob Richardson (Advisory Board Member)

Staff, Consultants & Appointed/Elected Officials

City Attorney Laura Mueller
City Treasurer Shawn Cox
TIRZ Project Manager Keenan Smith

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 Board's consideration of that item. Citizens wishing to discuss matters not contained with in 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 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 Board. It is the request of the Board 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. Speaker are encouraged to sign in. Anyone may request a copy of the City's policy on presentation of citizens for the City Secretary. By law no action may be taken during Presentation of Citizens.

MINUTES

- 1. Discuss and consider approval of TIRZ No. 1 & No. 2 Board regular meeting minutes.**
 - a. August 9, 2021
 - b. September 13, 2021

BUSINESS

- 2. Discuss and consider approval of the 2022 TIRZ No. 1 & No. 2 Board Meeting Calendar.**
- 3. Presentation and consideration of acceptance of TIRZ Priority Projects Cost Sharing and Reimbursement Quarterly Report.**
- 4. Discuss and consider possible action regarding the selection of an engineering firm for the TIRZ Old Fitzhugh Road Project.**
- 5. Discuss and consider possible action regarding Appointments to the TIRZ No. 1 & No. 2 Board.**

EXECUTIVE SESSION

The TIRZ No. 1 & No. 2 Board 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 TIRZ No. 1 & No. 2 Board for the City of Drippings Springs may act upon any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.

- 6. Consultation with City Attorney and Deliberation of Real Property regarding legal issues related to Real Property for the Tax Increment Reinvestment Zone including the Town Center Project and uses including potential development on Sports Park Road. Consultation with City Attorney, 551.071; Deliberation of Real Property, 551.072**

UPCOMING MEETINGS

TIRZ No. 1 & No. 2 Board Meetings

November 8, 2022, at 4:00 p.m.

December 13, 2022, at 4:00 p.m.

City Council Meetings

October 19, 2021, at 6:00 p.m.

November 2, 2021, at 6:00 p.m.

November 16, 2021, 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 Board may consider a vote to excuse the absence of any Board Member for absence from this meeting.

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on **October 15, 2021**, at **3:00 p.m.***

For 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.



TAX INCREMENT REINVESTMENT ZONE NO. 1 & NO. 2 BOARD REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Monday, August 09, 2021 at 4:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of the Board present, Chair Edwards called the meeting to order at 4:00 p.m.

Board Members present were:

Dave Edwards, Chair
 Missy Atwood
 Michelle Fischer
 John McIntosh
 Walt Smith
 Bob Richardson (Advisory Board Member)

Board Member absent was:

Taline Manassian, Vice Chair

Staff, Consultants & Appointed/Elected Officials

City Attorney Laura Mueller
 City Treasurer Shawn Cox
 TIRZ Project Manager Keenan Smith

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 Board'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 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 Board. It is the request of the Board 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 for the City Secretary. By law no action may be taken during Presentation of Citizens.

No one spoke during Presentation of Citizens.

MINUTES

1. **Discuss and consider approval of the July 12, 2021, TIRZ No. 1 & No. 2 Board regular meeting minutes.**

A motion was made by Board Member Smith to approve the July 12, 2021, TIRZ No. 1 & No. 2 Board regular meeting minutes. Board Member Atwood seconded the motion which carried unanimously 5 to 0.

BUSINESS

2. **Discuss and consider possible action related to the TIRZ Old Fitzhugh Road Project and the TIRZ No. 1 & No. 2 Board meeting schedule.**

Keenan Smith presented the staff report which is on file. Staff requests a special meeting after the Request for Qualifications regarding the project are received so that the Board may review the responses.

A motion was made by Board Member Smith to schedule a special meeting on September 17, 2021, at 9:30 a.m. solely to discuss the submitted Request for Qualifications, and to be held via Zoom Videoconference. Board Member McIntosh seconded the motion which carried unanimously 5 to 0.

A motion was made by Board Member Atwood to place Board Member Smith on the selection committee for the Old Fitzhugh Road Project Request for Qualifications. Board Member McIntosh seconded the motion which carried 4 to 0 to 1, with Board Member Smiht abstaining.

3. **Discuss and consider possible action related to the TIRZ Town Center Project.**

Keenan Smith does not have an update at this time; however, there is information for the Boards review during Executive Session.

4. **Discuss and consider possible action related Board Appointments and Vacancies.**

Chair Edwards provided an update that Michelle Fischer has been appointed to the Board. Board Member Smith will have more information related to the Hays County Appointee at the next meeting.

5. **Discuss and consider approval of updated bylaws based on recent legislation related to the application of the Texas Open Meetings Act and legislative update.**

Laura Mueller presented the staff report which is on file. Staff recommends approval of the updated bylaws.

A motion was made by Commissioner Smith to approve the updated bylaws. Board Member Fischer seconded the motion which carried unanimously 5 to 0.

A motion was made by Board Member Atwood to adjourn into Executive Session under Texas Government Code Sections 551.071, Consultation with City Attorney and 551.072, Deliberation of Real Property and regarding Executive Session Agenda Item 6. Board Member McIntosh seconded the motion which carried unanimously 5 to 0.

EXECUTIVE SESSION

The TIRZ No. 1 & No. 2 Board 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 TIRZ No. 1 & No. 2 Board for the City of Drippings Springs may act upon any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.

- 6. Consultation with City Attorney and Deliberation of Real Property regarding legal issues related to Real Property for the Tax Increment Reinvestment Zone including the Town Center Project and uses.** *Consultation with City Attorney, 551.071; Deliberation of Real Property, 551.072*

The Board met in Executive from 4:50 p.m. – XX:XX p.m.

No vote or action was taken during Executive Session. Chair Edwards returned the meeting to Open Session at XX:XX p.m.

UPCOMING MEETINGS

TIRZ No. 1 & No. 2 Board Meetings

September 13, 2021, at 4:00 p.m.

October 18, 2021, at 4:00 p.m.

November 8, 2021, at 4:00 p.m.

City Council Meetings

August 17, 2021, at 6:00 p.m.

September 7, 2021, at 6:00 p.m.

September 21, 2021, at 6:00 p.m.

ADJOURN

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

This regular meeting adjourned at XX:XX p.m.



TAX INCREMENT REINVESTMENT ZONE NO. 1 & NO. 2 BOARD REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Monday, September 13, 2021 at 4:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of the Board present, Chair Edwards called the meeting to order at 4:05 p.m.

Board Members present were:

Dave Edwards, Chair
 Taline Manassian, Vice Chair
 Missy Atwood
 Michelle Fischer
 John McIntosh
 Walt Smith
 Bob Richardson (Advisory Board Member)

Staff, Consultants & Appointed/Elected Officials present were:

City Attorney Laura Mueller
 City Secretary Andrea Cunningham
 City Treasurer Shawn Cox
 TIRZ Project Manager Keenan Smith

PRESENTATION OF CITIZENS

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No one spoke during Presentation of Citizens.

MINUTES

1. **Discuss and consider approval of the August 9, 2021, TIRZ No. 1 & No. 2 Board regular meeting minutes.**

This item was tabled to the October 18, 2021, regular meeting.

BUSINESS

2. **Discuss and consider possible action regarding the TIRZ Old Fitzhugh Road Project.**

Keenan Smith presented the staff report which is on file. Staff recommends that action be postponed to the October 18, 2021, regular meeting to allow for more time to review and evaluate the submissions and for possible contractor interviews.

No action was taken on this item.

3. **Discuss and consider possible action regarding Appointments to the TIRZ No. 1 & No. 2 Board.**

Commissioner Smith reported that Susan Kimball is being nominated for the appointment, and the Commissioner's Court will be considering her appointment at the September 21, 2021, meeting.

No action was taken on this item.

4. **Discuss and consider possible action regarding the TIRZ Project Manager Professional Services Agreement.**

Laura Mueller presented the amended agreement. Staff recommends approval of the amendment which is extending the agreement for one year, with no changes to rate structure or commitments.

A motion was made by Board Member Smith to recommend City Council approval of the amended TIRZ Project Manager Professional Services Agreement. Board Member Manassian seconded the motion which carried unanimously 5 to 0.

5. **Discuss and consider possible action regarding the TIRZ Town Center Project.**

Via unanimous consent, this item was tabled to the October 18, 2021, meeting.

A motion was made by Board Member Manassian to adjourn into Executive Session under Texas Government Code Sections 551.071, Consultation with City Attorney and 551.072, Deliberation of Real Property and regarding Executive Session Agenda Item 6. Board Member Atwood seconded the motion which carried unanimously 5 to 0.

EXECUTIVE SESSION

The TIRZ No. 1 & No. 2 Board 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 TIRZ No. 1 & No. 2 Board for the City of Drippings Springs may act upon any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.

- 6. Consultation with City Attorney and Deliberation of Real Property regarding legal issues related to Real Property for the Tax Increment Reinvestment Zone including the Town Center Project and uses.** *Consultation with City Attorney, 551.071; Deliberation of Real Property, 551.072*

The Board met in Executive Session from 4:15 p.m. – 4:52 p.m.

No action was taken during Executive Session. Chair Edwards returned the meeting to Open Session at 4:52 p.m.

UPCOMING MEETINGS

TIRZ Board Meetings

September 17, 2021, at 9:00 a.m.

October 18, 2021, at 4:00 p.m.

November 8, 2021, at 4:00 p.m.

City Council Meetings

September 21, 2021, at 6:00 p.m.

October 5, 2021, at 6:00 p.m.

October 19, 2021, at 6:00 p.m.

ADJOURN

A motion was made by Board Member Smith to adjourn the meeting. Board Member Fischer seconded the motion which carried unanimously 5 to 0.

This regular meeting adjourned at 4:53 p.m.



STAFF REPORT
City of Dripping Springs
PO Box 384
511 Mercer Street
Dripping Springs, TX 78620

Submitted By: Andrea Cunningham, City Secretary

Board Meeting Date: October 18, 2022

Agenda Item Wording: **Discuss and consider approval of the 2022 TIRZ No. 1 & No. 2 Board Meeting Calendar.**

Agenda Item Requestor: Andrea Cunningham, City Secretary

Summary/Background: The attached 2022 meeting calendar for the TIRZ No. 1 & No. 2 Board was drafted using the approved 2022 CODS Holiday Calendar. Below is a list of meetings that were rescheduled due to holidays:

- October 10th rescheduled to October 17th

Recommended Board Actions: Staff recommends the Commission approve the calendar as presented or reschedule the meetings that fall on holidays to dates other than those presented.

Attachments:

- Draft TIRZ 2022 Meeting Calendar

Next Steps/Schedule: Update meeting calendar with approved meeting dates – website and meeting invite.

2022 TIRZ No. 1 & No. 2 Board Meetings

JANUARY

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

FEBRUARY

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					

City Hall Closures

TIRZ Meetings

- January 10
- February 14
- March 14
- April 11
- March 14
- May 9
- June 13
- July 11
- August 8
- September 12
- October 17
- November 14
- December 12

MARCH

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

APRIL

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

MAY

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

JUNE

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

JULY

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

AUGUST

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

SEPTEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

OCTOBER

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

NOVEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

DECEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31



**City of Dripping Springs
Tax Increment Reinvestment Zone
Executive Summary (Q3 2021)**

October 18, 2021



Project Participants

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



Table 1: Total Cost Summary									
	Creation Costs	Town Center	Old Fitzhugh Road	Triangle Drainage	Downtown Parking	Total			
CREATION COSTS									
<i>FY 2017</i>	\$ 60,971	\$ -	\$ -	\$ -	\$ -	\$ 60,971			
<i>FY 2018</i>	-	-	-	-	-	-			
<i>FY 2019</i>	-	-	-	-	-	-			
<i>FY 2020</i>	-	-	-	-	-	-			
<i>FY 2021*</i>	-	-	-	-	-	-			
	\$ 60,971	\$ -	\$ -	\$ -	\$ -	\$ 60,971			
DIRECT EXPENSES									
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
<i>FY 2018</i>	-	146,758	84,610	5,706	-	237,075			
<i>FY 2019</i>	-	79,887	2,450	2,180	18,182	102,699			
<i>FY 2020</i>	-	40,250	2,050	-	11,678	53,978			
<i>FY 2021*</i>	-	16,736	15,018	-	23,095	54,849			
	\$ -	\$ 283,632	\$ 104,128	\$ 7,886	\$ 52,955	\$ 448,601			
ALLOCATION OF INDIRECT EXPENSES									
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
<i>FY 2018</i>	-	75,357	43,446	2,930	-	121,733			
<i>FY 2019</i>	-	76,728	2,353	2,094	17,463	98,639			
<i>FY 2020</i>	-	104,367	5,316	-	30,281	139,964			
<i>FY 2021*</i>	-	27,881	25,018	-	38,474	91,373			
	\$ -	\$ 284,335	\$ 76,132	\$ 5,024	\$ 86,218	\$ 451,709			
MARKET/P3 STUDY EXPENSES									
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
<i>FY 2018</i>	-	22,870	-	-	-	22,870			
<i>FY 2019</i>	-	37,455	-	-	-	37,455			
<i>FY 2020</i>	-	42,805	-	-	-	42,805			
<i>FY 2021*</i>	-	11,380	-	-	-	11,380			
	\$ -	\$ 114,510	\$ -	\$ -	\$ -	\$ 114,510			
TOTAL EXPENSES									
<i>FY 2017</i>	\$ 60,971	\$ -	\$ -	\$ -	\$ -	\$ 60,971			
<i>FY 2018</i>	-	244,985	128,056	8,636	-	381,678			
<i>FY 2019</i>	-	194,071	4,803	4,274	35,645	238,793			
<i>FY 2020</i>	-	187,422	7,366	-	41,960	236,747			
<i>FY 2021*</i>	-	55,998	40,035	-	61,569	157,602			
	\$ 60,971	\$ 682,476	\$ 180,260	\$ 12,910	\$ 139,173	\$ 1,075,790			

* Invoices received as of 9/30/2021



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

* Invoices received as of 9/30/2021



Table 3: Town Center Expenditures					
	City	County	Library	DSISD	Total
Cost Participation					
<i>Direct & Indirect</i>	33.33%	33.33%	33.33%	0.00%	100.00%
<i>Market/P3 Study</i>	34.00%	0.00%	0.00%	66.00%	100.00%
DIRECT EXPENSES					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	48,919	48,919	48,919	-	146,758
<i>FY 2019</i>	26,629	26,629	26,629	-	79,887
<i>FY 2020</i>	13,417	13,417	13,417	-	40,250
<i>FY 2021*</i>	5,579	5,579	5,579	-	16,736
	<u>\$ 94,544</u>	<u>\$ 94,544</u>	<u>\$ 94,544</u>	<u>\$ -</u>	<u>\$ 283,632</u>
ALLOCATION OF INDIRECT EXPENSES					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	25,119	25,119	25,119	-	75,357
<i>FY 2019</i>	25,576	25,576	25,576	-	76,728
<i>FY 2020</i>	34,789	34,789	34,789	-	104,367
<i>FY 2021*</i>	9,294	9,294	9,294	-	27,881
	<u>\$ 94,778</u>	<u>\$ 94,778</u>	<u>\$ 94,778</u>	<u>\$ -</u>	<u>\$ 284,335</u>
MARKET/P3 STUDY EXPENSES					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	7,776	-	-	15,094	22,870
<i>FY 2019</i>	12,735	-	-	24,721	37,455
<i>FY 2020</i>	14,554	-	-	28,251	42,805
<i>FY 2021*</i>	3,869	-	-	7,511	11,380
	<u>\$ 38,933</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 75,577</u>	<u>\$ 114,510</u>
TOTAL EXPENSES					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	81,814	74,039	74,039	15,094	244,985
<i>FY 2019</i>	64,940	52,205	52,205	24,721	194,071
<i>FY 2020</i>	62,759	48,206	48,206	28,251	187,422
<i>FY 2021*</i>	18,742	14,873	14,873	7,511	55,998
	<u>\$ 228,255</u>	<u>\$ 189,322</u>	<u>\$ 189,322</u>	<u>\$ 75,577</u>	<u>\$ 682,476</u>

* Invoices received as of 9/30/2021



Table 4: Old Fitzhugh Expenditures					
	City	County	Library	DSISD	Total
Cost Participation					
<i>Direct & Indirect</i>	50.00%	50.00%	0.00%	0.00%	100.00%
DIRECT EXPENSES					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	42,305	42,305	-	-	84,610
<i>FY 2019</i>	1,225	1,225	-	-	2,450
<i>FY 2020</i>	1,025	1,025	-	-	2,050
<i>FY 2021*</i>	7,509	7,509	-	-	15,018
	\$ 52,064	\$ 52,064	\$ -	\$ -	\$ 104,128
ALLOCATION OF INDIRECT EXPENSES					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	21,723	21,723	-	-	43,446
<i>FY 2019</i>	1,177	1,177	-	-	2,353
<i>FY 2020</i>	2,658	2,658	-	-	5,316
<i>FY 2021*</i>	12,509	12,509	-	-	25,018
	\$ 38,066	\$ 38,066	\$ -	\$ -	\$ 76,132
TOTAL EXPENSES					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	64,028	64,028	-	-	128,056
<i>FY 2019</i>	2,402	2,402	-	-	4,803
<i>FY 2020</i>	3,683	3,683	-	-	7,366
<i>FY 2021*</i>	20,018	20,018	-	-	40,035
	\$ 90,130	\$ 90,130	\$ -	\$ -	\$ 180,260

* Invoices received as of 9/30/2021



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

* Invoices received as of 9/30/2021



Table 6: Parking Expenditures					
	City	County	Library	DSISD	Total
Cost Participation					
<i>Direct & Indirect</i>	100.00%	0.00%	0.00%	0.00%	100.00%
DIRECT EXPENSES					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	-	-	-	-	-
<i>FY 2019</i>	18,182	-	-	-	18,182
<i>FY 2020</i>	11,678	-	-	-	11,678
<i>FY 2021*</i>	23,095	-	-	-	23,095
	\$ 52,955	\$ -	\$ -	\$ -	\$ 52,955
ALLOCATION OF INDIRECT EXPENSES					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	-	-	-	-	-
<i>FY 2019</i>	17,463	-	-	-	17,463
<i>FY 2020</i>	30,281	-	-	-	30,281
<i>FY 2021*</i>	38,474	-	-	-	38,474
	\$ 86,218	\$ -	\$ -	\$ -	\$ 86,218
TOTAL EXPENSES					
<i>FY 2017</i>	\$ -	\$ -	\$ -	\$ -	\$ -
<i>FY 2018</i>	-	-	-	-	-
<i>FY 2019</i>	35,645	-	-	-	35,645
<i>FY 2020</i>	41,960	-	-	-	41,960
<i>FY 2021*</i>	61,569	-	-	-	61,569
	\$ 139,173	\$ -	\$ -	\$ -	\$ 139,173

* Invoices received as of 9/30/2021



Table 7: Indirect Costs Summary					
Year	PM & Coordination	Legal & Administration	Regional DDS	Miscellaneous Expenses	Total
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	\$ 77,660	\$ 33,703	\$ 6,680	\$ 3,691	\$ 121,733
FY 2019	\$ 68,230	\$ 29,936	\$ -	\$ 473	\$ 98,639
FY 2020	\$ 73,897	\$ 63,062	\$ -	\$ 3,005	\$ 139,964
FY 2021*	\$ 51,010	\$ 40,363	\$ -	\$ -	\$ 91,373
Total	\$ 270,797	\$ 167,064	\$ 6,680	\$ 7,168	\$ 451,709

* Invoices received as of 9/30/2021



Table 8: TIRZ No. 1 - Estimated TIRZ Revenues						
Year	Assessed Value [a]	Incremental Value %	Total City Collections [b]	TIRZ City Revenue [c]	TIRZ County Revenue [d]	Total
FY 2017	\$ 37,912,603	0.00%	\$ 63,687	\$ -	\$ -	\$ -
FY 2018	\$ 48,892,539	22.46%	\$ 88,769	\$ 9,968	\$ 24,430	\$ 34,398
FY 2019	\$ 83,566,560	54.63%	\$ 157,718	\$ 43,082	\$ 99,001	\$ 142,083
FY 2020	\$ 107,588,343	64.76%	\$ 196,760	\$ 63,712	\$ 147,608	\$ 211,320
FY 2021	\$ 128,940,729	70.60%	\$ 244,987	\$ 86,477	\$ 191,855	\$ 278,332
				\$ 203,239	\$ 462,894	\$ 666,133

[a] Assessed Value per Hays Central Appraisal District "Assessment Roll Grand Totals Report" printed on 5.26.2020 at 9:03 AM.

[b] Per TDSI City Payment Information provided by County Tax Collector.

[c] Equals City Collections x 50% x Incremental Value Percentage.

[d] Per the Hays County payment schedule provided on 2/24/2021.



Table 9: TIRZ No. 2 - Estimated TIRZ Revenues							
Year	Assessed Value [a]	Incremental Value %	Total City Collections [b]	TIRZ City Revenue [c]	TIRZ County Revenue [d]	Total	
FY 2017	\$ 5,836,710	0.00%	\$ 20,858	\$ -	\$ -	\$ -	
FY 2018	\$ 12,307,670	52.58%	\$ 22,745	\$ 5,979	\$ 14,398	\$ 20,377	
FY 2019	\$ 28,732,478	79.69%	\$ 56,263	\$ 22,417	\$ 49,649	\$ 72,066	
FY 2020	\$ 48,439,951	87.95%	\$ 91,643	\$ 40,300	\$ 90,255	\$ 130,555	
FY 2021	\$ 72,898,352	91.99%	\$ 138,507	\$ 63,709	\$ 141,269	\$ 204,978	
				\$ 132,405	\$ 295,571	\$ 427,976	

[a] Assessed Value per Hays Central Appraisal District "Assessment Roll Grand Totals Report" printed on 5.26.2020 at 9:03 AM.

[b] Per TDSI City Payment Information provided by County Tax Collector.

[c] Equals City Collections x 50% x Incremental Value Percentage.

[d] Per the Hays County payment schedule provided on 2/24/2021.



Table 10: Total Cash Position

TIRZ NO. 1 CUMULATIVE REVENUES*	\$ 666,133
TIRZ NO. 2 CUMULATIVE REVENUES*	\$ 427,976
TOTAL TIRZ CUMULATIVE REVENUES*	\$ 1,094,109
LESS: CITY CREATION COSTS	\$ (60,971)
LESS: COUNTY CASH CONTRIBUTION	\$ (290,000)
LESS: TOWN CENTER	\$ -
LESS: OLD FITZHUGH - CITY	\$ -
LESS: TRIANGLE - CITY	\$ -
LESS: PARKING - CITY	\$ -
LESS: TOTAL AMOUNT FUNDED DIRECTLY BY TIRZ	\$ (57,452)
	\$ (408,423)
TOTAL REMAINING TIRZ REVENUE	\$ 685,686

*Revenues received through FY 2021.



Table 11 - FY 2021 Budget and Estimated Ending Cash Balance

AVAILABLE CASH AS OF 9/30/2021	\$	685,686
LESS: FY 2022 BUDGET (a)	\$	(434,000)
ESTIMATED TOTAL CASH POSITION AT END OF FY 22 (EXCLUDING FY22 TIRZ REVENUE)	\$	251,686
ESTIMATED TIRZ NO. 1 REVENUE FOR FY 2022 (EXPECTED JUNE 2022)	\$	307,718
ESTIMATED TIRZ NO. 2 REVENUE FOR FY 2022 (EXPECTED JUNE 2022)	\$	365,170
	\$	672,888
ESTIMATED TOTAL CASH POSITION AT END OF FY 22 (INCLUDING FY22 TIRZ REVENUE)	\$	924,574

(a) Preliminary estimate. Assumes FY 2022 expenditures will occur prior to receiving TIRZ revenue paid 1/31/22.

Table 12 - Breakdown of TIRZ Eligible Reimbursements

	TIRZ No. 1		TIRZ No. 2		Total
Creation Costs	\$	-	\$	-	\$ -
<i>City (\$60,971 Reimbursed)</i>	\$	-	\$	-	\$ -
Town Center to be Reimbursed*	\$	369,866	\$	123,289	\$ 493,154
<i>City - 33% + 33% of P3/MKT Study**</i>	\$	171,192	\$	57,064	\$ 228,255
<i>County - 33% (\$189,322 Reimbursed)</i>	\$	-	\$	-	\$ -
<i>Library - 33%</i>	\$	141,992	\$	47,331	\$ 189,322
<i>DSISD - 67% of P3/MKT Study**</i>	\$	56,682	\$	18,894	\$ 75,577
Old Fitzhugh Rd to be Reimbursed	\$	90,130	\$	-	\$ 90,130
<i>City - 50% ***</i>	\$	90,130	\$	-	\$ 90,130
<i>County - 50% (\$90,130 Reimbursed)</i>	\$	-	\$	-	\$ -
Triangle to be Reimbursed	\$	3,228	\$	1,076	\$ 4,303
<i>City - 33% ****</i>	\$	3,228	\$	1,076	\$ 4,303
<i>County - 67% (\$8,607 Reimbursed)</i>	\$	-	\$	-	\$ -
Parking to be Reimbursed	\$	104,380	\$	34,793	\$ 139,173
<i>City - 100% *****</i>	\$	104,380	\$	34,793	\$ 139,173
Total to be Reimbursed	\$	567,603	\$	159,158	\$ 726,761
<i>City (\$60,971 Reimbursed)</i>	\$	368,929	\$	92,933	\$ 461,862
<i>County (\$290,000 Reimbursed)</i>	\$	-	\$	-	\$ -
<i>Library</i>	\$	141,992	\$	47,331	\$ 189,322
<i>DSISD</i>	\$	56,682	\$	18,894	\$ 75,577

*Town Center reimbursement postponed per board decision.

** Includes Town Center Market Study (\$20,000) and P3 Study (\$84,370 + \$30,000) allocated between City (33%) and DSISD (67%).

*** \$0 reimbursed to date for Old Fitzhugh Road.

**** \$0 reimbursed to date for the Triangle.

***** \$0 reimbursed to date for Parking.



Table 13 - Proposed Reimbursement						
	TIRZ No. 1	TIRZ No. 2	Total	% of Total	Proposed Reimbursement Amount [a]	
Total to be Reimbursed	\$ 567,603	\$ 159,158	\$ 726,761	100.00%	\$	200,000
<i>City (\$60,971 Reimbursed)</i>	\$ 368,929	\$ 92,933	\$ 461,862	63.55%	\$	127,102
<i>County (\$290,000 Reimbursed)</i>	\$ -	\$ -	\$ -	0.00%	\$	-
<i>Library</i>	\$ 141,992	\$ 47,331	\$ 189,322	26.05%	\$	52,100
<i>DSISD</i>	\$ 56,682	\$ 18,894	\$ 75,577	10.40%	\$	20,798

[a] Assumes \$200,000 used for reimbursement.

Table 14: New Assessed Value Calculation

TIRZ Year	Construction Year	TIRZ No. 1						TIRZ No. 2							
		Heritage Home Construction	Heritage Home Price	Heritage Multi-Family Construction	Heritage Multi-Family Price	Value Added	Assessed Value Added	Arrowhead Home Construction	Bunker Ranch Home Construction	Bunker Ranch Condo Construction	Arrowhead Home Price	Bunker Ranch Home Price	Bunker Ranch Condo Price	Value Added	Assessed Value Added
4	2020	-	\$ 300,000	-	\$ 125,000	\$ -	\$ -	-	-	-	\$ 357,338	\$ 523,800	\$ 283,000	\$ -	\$ -
5	2021	-	\$ 309,000	-	\$ 128,750	\$ -	\$ -	50	29	10	\$ 368,058	\$ 539,514	\$ 291,490	\$ 36,963,713	\$ -
6	2022	-	\$ 318,270	-	\$ 132,613	\$ -	\$ -	50	29	10	\$ 379,100	\$ 555,699	\$ 300,235	\$ 38,072,624	\$ 36,963,713
7	2023	-	\$ 327,818	-	\$ 136,591	\$ -	\$ -	50	29	10	\$ 390,473	\$ 572,370	\$ 309,242	\$ 39,214,803	\$ 38,072,624
8	2024	89	\$ 337,653	-	\$ 140,689	\$ 30,051,085	\$ -	50	18	12	\$ 402,187	\$ 589,542	\$ 318,519	\$ 34,543,329	\$ 39,214,803
9	2025	89	\$ 347,782	-	\$ 144,909	\$ 30,952,618	\$ 30,051,085	46	-	-	\$ 414,253	\$ 607,228	\$ 328,075	\$ 19,055,623	\$ 34,543,329
10	2026	89	\$ 358,216	100	\$ 149,257	\$ 46,806,850	\$ 30,952,618	-	-	-	\$ 426,680	\$ 625,445	\$ 337,917	\$ -	\$ 19,055,623
11	2027	89	\$ 368,962	-	\$ 153,734	\$ 32,837,632	\$ 46,806,850	-	-	-	\$ 439,481	\$ 644,208	\$ 348,054	\$ -	\$ -
12	2028	89	\$ 380,031	-	\$ 158,346	\$ 33,822,761	\$ 32,837,632	-	-	-	\$ 452,665	\$ 663,534	\$ 358,496	\$ -	\$ -
13	2029	89	\$ 391,432	-	\$ 163,097	\$ 34,837,444	\$ 33,822,761	-	-	-	\$ 466,245	\$ 683,440	\$ 369,251	\$ -	\$ -
14	2030	61	\$ 403,175	-	\$ 167,990	\$ 24,593,670	\$ 34,837,444	-	-	-	\$ 480,232	\$ 703,943	\$ 380,328	\$ -	\$ -
15	2031	-	\$ 415,270	-	\$ 173,029	\$ -	\$ 24,593,670	-	-	-	\$ 494,639	\$ 725,062	\$ 391,738	\$ -	\$ -
16	2032	-	\$ 427,728	-	\$ 178,220	\$ -	\$ -	-	-	-	\$ 509,479	\$ 746,814	\$ 403,490	\$ -	\$ -
17	2033	-	\$ 440,560	-	\$ 183,567	\$ -	\$ -	-	-	-	\$ 524,763	\$ 769,218	\$ 415,595	\$ -	\$ -
18	2034	-	\$ 453,777	-	\$ 189,074	\$ -	\$ -	-	-	-	\$ 540,506	\$ 792,294	\$ 428,063	\$ -	\$ -
19	2035	-	\$ 467,390	-	\$ 194,746	\$ -	\$ -	-	-	-	\$ 556,721	\$ 816,063	\$ 440,905	\$ -	\$ -
20	2036	-	\$ 481,412	-	\$ 200,588	\$ -	\$ -	-	-	-	\$ 573,423	\$ 840,545	\$ 454,132	\$ -	\$ -
21	2037	-	\$ 495,854	-	\$ 206,606	\$ -	\$ -	-	-	-	\$ 590,625	\$ 865,762	\$ 467,756	\$ -	\$ -
22	2038	-	\$ 510,730	-	\$ 212,804	\$ -	\$ -	-	-	-	\$ 608,344	\$ 891,734	\$ 481,789	\$ -	\$ -
23	2039	-	\$ 526,052	-	\$ 219,188	\$ -	\$ -	-	-	-	\$ 626,594	\$ 918,486	\$ 496,242	\$ -	\$ -
24	2040	-	\$ 541,833	-	\$ 225,764	\$ -	\$ -	-	-	-	\$ 645,392	\$ 946,041	\$ 511,129	\$ -	\$ -
25	2041	-	\$ 558,088	-	\$ 232,537	\$ -	\$ -	-	-	-	\$ 664,754	\$ 974,422	\$ 526,463	\$ -	\$ -
26	2042	-	\$ 574,831	-	\$ 239,513	\$ -	\$ -	-	-	-	\$ 684,697	\$ 1,003,655	\$ 542,257	\$ -	\$ -
27	2043	-	\$ 592,076	-	\$ 246,698	\$ -	\$ -	-	-	-	\$ 705,237	\$ 1,033,765	\$ 558,525	\$ -	\$ -
28	2044	-	\$ 609,838	-	\$ 254,099	\$ -	\$ -	-	-	-	\$ 726,395	\$ 1,064,778	\$ 575,281	\$ -	\$ -
29	2045	-	\$ 628,133	-	\$ 261,722	\$ -	\$ -	-	-	-	\$ 748,186	\$ 1,096,721	\$ 592,539	\$ -	\$ -
30	2046	-	\$ 646,977	-	\$ 269,574	\$ -	\$ -	-	-	-	\$ 770,632	\$ 1,129,623	\$ 610,315	\$ -	\$ -

Table 15: TIRZ Revenue Calculations

Year No.	Fiscal Year	Incremental Assessed Value		Tax Rates		TIRZ No. 1			TIRZ No. 2			Annual Grand Total
		TIRZ No. 1	TIRZ No. 2	City	County	City	County	Annual Total	City	County	Annual Total	
						Contribution @ 50%	Contribution @ 50%		Contribution @ 50%	Contribution @ 50%		
0	2017					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1	2018					\$ 9,968	\$ 24,430	\$ 34,398	\$ 5,979	\$ 14,398	\$ 20,377	\$ 54,775
2	2019					\$ 43,082	\$ 99,001	\$ 142,083	\$ 22,417	\$ 49,649	\$ 72,066	\$ 214,149
3	2020					\$ 63,712	\$ 147,608	\$ 211,320	\$ 40,300	\$ 90,255	\$ 130,555	\$ 341,876
4	2021					\$ 86,477	\$ 191,855	\$ 278,332	\$ 63,709	\$ 141,269	\$ 204,978	\$ 483,310
5	2022	\$ 131,721,508	\$ 122,811,215	\$ 0.1900	\$ 0.3867	\$ 125,135	\$ 254,684	\$ 379,819	\$ 116,671	\$ 237,455	\$ 354,126	\$ 733,945
6	2023	\$ 135,673,154	\$ 164,568,176	\$ 0.1900	\$ 0.3867	\$ 128,889	\$ 262,324	\$ 391,214	\$ 156,340	\$ 318,193	\$ 474,532	\$ 865,746
7	2024	\$ 139,743,348	\$ 208,720,025	\$ 0.1900	\$ 0.3867	\$ 132,756	\$ 270,194	\$ 402,950	\$ 198,284	\$ 403,560	\$ 601,844	\$ 1,004,794
8	2025	\$ 173,986,734	\$ 249,524,954	\$ 0.1900	\$ 0.3867	\$ 165,287	\$ 336,403	\$ 501,691	\$ 237,049	\$ 482,456	\$ 719,505	\$ 1,221,196
9	2026	\$ 210,158,954	\$ 276,066,326	\$ 0.1900	\$ 0.3867	\$ 199,651	\$ 406,342	\$ 605,993	\$ 262,263	\$ 533,774	\$ 796,037	\$ 1,402,031
10	2027	\$ 263,270,572	\$ 284,348,315	\$ 0.1900	\$ 0.3867	\$ 250,107	\$ 509,034	\$ 759,141	\$ 270,131	\$ 549,787	\$ 819,918	\$ 1,579,059
11	2028	\$ 304,006,322	\$ 292,878,765	\$ 0.1900	\$ 0.3867	\$ 288,806	\$ 587,796	\$ 876,602	\$ 278,235	\$ 566,281	\$ 844,516	\$ 1,721,118
12	2029	\$ 346,949,272	\$ 301,665,128	\$ 0.1900	\$ 0.3867	\$ 329,602	\$ 670,826	\$ 1,000,428	\$ 286,582	\$ 583,270	\$ 869,851	\$ 1,870,280
13	2030	\$ 392,195,195	\$ 310,715,082	\$ 0.1900	\$ 0.3867	\$ 372,585	\$ 758,309	\$ 1,130,895	\$ 295,179	\$ 600,768	\$ 895,947	\$ 2,026,842
14	2031	\$ 428,554,720	\$ 320,036,534	\$ 0.1900	\$ 0.3867	\$ 407,127	\$ 828,611	\$ 1,235,738	\$ 304,035	\$ 618,791	\$ 922,825	\$ 2,158,563
15	2032	\$ 441,411,362	\$ 329,637,630	\$ 0.1900	\$ 0.3867	\$ 419,341	\$ 853,469	\$ 1,272,810	\$ 313,156	\$ 637,354	\$ 950,510	\$ 2,223,320
16	2033	\$ 454,653,703	\$ 339,526,759	\$ 0.1900	\$ 0.3867	\$ 431,921	\$ 879,073	\$ 1,310,994	\$ 322,550	\$ 656,475	\$ 979,025	\$ 2,290,019
17	2034	\$ 468,293,314	\$ 349,712,562	\$ 0.1900	\$ 0.3867	\$ 444,879	\$ 905,445	\$ 1,350,324	\$ 332,227	\$ 676,169	\$ 1,008,396	\$ 2,358,720
18	2035	\$ 482,342,113	\$ 360,203,939	\$ 0.1900	\$ 0.3867	\$ 458,225	\$ 932,608	\$ 1,390,833	\$ 342,194	\$ 696,454	\$ 1,038,648	\$ 2,429,482
19	2036	\$ 496,812,377	\$ 371,010,057	\$ 0.1900	\$ 0.3867	\$ 471,972	\$ 960,587	\$ 1,432,558	\$ 352,460	\$ 717,348	\$ 1,069,807	\$ 2,502,366
20	2037	\$ 511,716,748	\$ 382,140,359	\$ 0.1900	\$ 0.3867	\$ 486,131	\$ 989,404	\$ 1,475,535	\$ 363,033	\$ 738,868	\$ 1,101,902	\$ 2,577,437
21	2038	\$ 527,068,250	\$ 393,604,569	\$ 0.1900	\$ 0.3867	\$ 500,715	\$ 1,019,086	\$ 1,519,801	\$ 373,924	\$ 761,034	\$ 1,134,959	\$ 2,654,760
22	2039	\$ 542,880,298	\$ 405,412,706	\$ 0.1900	\$ 0.3867	\$ 515,736	\$ 1,049,659	\$ 1,565,395	\$ 385,142	\$ 783,865	\$ 1,169,008	\$ 2,734,403
23	2040	\$ 559,166,707	\$ 417,575,088	\$ 0.1900	\$ 0.3867	\$ 531,208	\$ 1,081,149	\$ 1,612,357	\$ 396,696	\$ 807,381	\$ 1,204,078	\$ 2,816,435
24	2041	\$ 575,941,708	\$ 430,102,340	\$ 0.1900	\$ 0.3867	\$ 547,145	\$ 1,113,583	\$ 1,660,728	\$ 408,597	\$ 831,603	\$ 1,240,200	\$ 2,900,928
25	2042	\$ 593,219,959	\$ 443,005,410	\$ 0.1900	\$ 0.3867	\$ 563,559	\$ 1,146,991	\$ 1,710,550	\$ 420,855	\$ 856,551	\$ 1,277,406	\$ 2,987,956
26	2043	\$ 611,016,558	\$ 456,295,573	\$ 0.1900	\$ 0.3867	\$ 580,466	\$ 1,181,401	\$ 1,761,866	\$ 433,481	\$ 882,247	\$ 1,315,728	\$ 3,077,595
27	2044	\$ 629,347,055	\$ 469,984,440	\$ 0.1900	\$ 0.3867	\$ 597,880	\$ 1,216,843	\$ 1,814,722	\$ 446,485	\$ 908,715	\$ 1,355,200	\$ 3,169,922
28	2045	\$ 648,227,466	\$ 484,083,973	\$ 0.1900	\$ 0.3867	\$ 615,816	\$ 1,253,348	\$ 1,869,164	\$ 459,880	\$ 935,976	\$ 1,395,856	\$ 3,265,020
29	2046	\$ 667,674,290	\$ 498,606,492	\$ 0.1900	\$ 0.3867	\$ 634,291	\$ 1,290,948	\$ 1,925,239	\$ 473,676	\$ 964,056	\$ 1,437,732	\$ 3,362,971
30	2047	\$ 687,704,519	\$ 513,564,687	\$ 0.1900	\$ 0.3867	\$ 653,319	\$ 1,329,677	\$ 1,982,996	\$ 487,886	\$ 992,977	\$ 1,480,864	\$ 3,463,860

Note: TIRZ No. 2 can only fund 25% of Town Center, Downtown Parking, and Triangle costs. The amounts shown are gross revenues, not revenues subject to the cap.



Table 16: TIRZ Cash Flow

Year No.	Fiscal Year	TIRZ Revenues Available				Projected General Ledger Costs		TIRZ Revenue Surplus/(Shortage)
		TIRZ No. 1	TIRZ No. 2*	Total Annual Revenue	Cumulative Revenue	Annual	Cumulative	
0	2017	\$ -	\$ -	\$ -	\$ -	\$ 60,971	\$ 60,971	\$ (60,971)
1	2018	\$ 34,398	\$ 20,377	\$ 54,775	\$ 54,775	\$ 381,678	\$ 442,648	\$ (387,873)
2	2019	\$ 142,083	\$ 72,066	\$ 214,149	\$ 268,924	\$ 238,793	\$ 681,442	\$ (412,517)
3	2020	\$ 211,320	\$ 130,555	\$ 341,876	\$ 610,800	\$ 320,000	\$ 1,001,442	\$ (390,642)
4	2021	\$ 278,332	\$ 204,978	\$ 483,310	\$ 1,094,109	\$ 320,000	\$ 1,321,442	\$ (227,332)
5	2022	\$ 379,819	\$ 354,126	\$ 733,945	\$ 1,828,054	\$ 320,000	\$ 1,641,442	\$ 186,613
6	2023	\$ 391,214	\$ 474,532	\$ 865,746	\$ 2,693,800	\$ 200,000	\$ 1,841,442	\$ 852,359
7	2024	\$ 402,950	\$ 601,844	\$ 1,004,794	\$ 3,698,594	\$ 180,000	\$ 2,021,442	\$ 1,677,153
8	2025	\$ 501,691	\$ 719,505	\$ 1,221,196	\$ 4,919,790	\$ 160,000	\$ 2,181,442	\$ 2,738,349
9	2026	\$ 605,993	\$ 672,016	\$ 1,278,009	\$ 6,197,800	\$ 160,000	\$ 2,341,442	\$ 3,856,358
10	2027	\$ 759,141	\$ -	\$ 759,141	\$ 6,956,940	\$ 160,000	\$ 2,501,442	\$ 4,455,499
11	2028	\$ 876,602	\$ -	\$ 876,602	\$ 7,833,542	\$ 160,000	\$ 2,661,442	\$ 5,172,101
12	2029	\$ 1,000,428	\$ -	\$ 1,000,428	\$ 8,833,971	\$ 160,000	\$ 2,821,442	\$ 6,012,529
13	2030	\$ 1,130,895	\$ -	\$ 1,130,895	\$ 9,964,866	\$ 160,000	\$ 2,981,442	\$ 6,983,424
14	2031	\$ 1,235,738	\$ -	\$ 1,235,738	\$ 11,200,603	\$ -	\$ 2,981,442	\$ 8,219,162
15	2032	\$ 1,272,810	\$ -	\$ 1,272,810	\$ 12,473,413	\$ -	\$ 2,981,442	\$ 9,491,971
16	2033	\$ 1,310,994	\$ -	\$ 1,310,994	\$ 13,784,407	\$ -	\$ 2,981,442	\$ 10,802,965
17	2034	\$ 1,350,324	\$ -	\$ 1,350,324	\$ 15,134,730	\$ -	\$ 2,981,442	\$ 12,153,289
18	2035	\$ 1,390,833	\$ -	\$ 1,390,833	\$ 16,525,564	\$ -	\$ 2,981,442	\$ 13,544,122
19	2036	\$ 1,432,558	\$ -	\$ 1,432,558	\$ 17,958,122	\$ -	\$ 2,981,442	\$ 14,976,681
20	2037	\$ 1,475,535	\$ -	\$ 1,475,535	\$ 19,433,658	\$ -	\$ 2,981,442	\$ 16,452,216
21	2038	\$ 1,519,801	\$ -	\$ 1,519,801	\$ 20,953,459	\$ -	\$ 2,981,442	\$ 17,972,017
22	2039	\$ 1,565,395	\$ -	\$ 1,565,395	\$ 22,518,854	\$ -	\$ 2,981,442	\$ 19,537,413
23	2040	\$ 1,612,357	\$ -	\$ 1,612,357	\$ 24,131,212	\$ -	\$ 2,981,442	\$ 21,149,770
24	2041	\$ 1,660,728	\$ -	\$ 1,660,728	\$ 25,791,939	\$ -	\$ 2,981,442	\$ 22,810,498
25	2042	\$ 1,710,550	\$ -	\$ 1,710,550	\$ 27,502,489	\$ -	\$ 2,981,442	\$ 24,521,048
26	2043	\$ 1,761,866	\$ -	\$ 1,761,866	\$ 29,264,355	\$ -	\$ 2,981,442	\$ 26,282,914
27	2044	\$ 1,814,722	\$ -	\$ 1,814,722	\$ 31,079,078	\$ -	\$ 2,981,442	\$ 28,097,636
28	2045	\$ 1,869,164	\$ -	\$ 1,869,164	\$ 32,948,242	\$ -	\$ 2,981,442	\$ 29,966,800
29	2046	\$ 1,925,239	\$ -	\$ 1,925,239	\$ 34,873,480	\$ -	\$ 2,981,442	\$ 31,892,039
30	2047	\$ 1,982,996	\$ -	\$ 1,982,996	\$ 36,856,476	\$ -	\$ 2,981,442	\$ 33,875,035
Total		\$ 33,606,476	\$ 3,250,000	\$ 36,856,476		\$ 2,981,442		

* TIRZ No. 2 revenue capped at 25% of TIRZ Expenditures for Town Center, Downtown Parking, and Triangle Improvements. The Analysis assumes a total cost of \$13 million of these improvements, thereby capping TIRZ No. 2 revenue at 25% of \$25 million, or \$3,250,000.



City of Dripping Springs

Post Office Box 384
511 Mercer Street
Dripping Springs, Texas 78620

Agenda Item Report from: [TIRZ Project Manager / Keenan Smith](#)

TIRZ Board Meeting Date:	October 18, 2021
Agenda Item Wording:	Old Fitzhugh Road Project- RFQ for Plans, Specifications and Estimates Firm Selection Recommendation: "Discuss & Consider Possible Action"
Agenda Item Requestor:	City Attorney – Laura Mueller & TIRZ Project Manager – Keenan Smith
Board Member Sponsor:	Chair- Dave Edwards
Summary/Background: Old Fitzhugh Road- RFQ for Plans, Specifications & Estimates (PSE's):	
<p>SOQ Evaluations, Firm Recommendations, Process & Timeline Update:</p> <p>Statements or Qualifications (SOQs) were received from eight (8) prospective engineering firms/teams on August 27, 2021. The City Attorney verified that all the submissions are "valid" e.g., meeting the submission requirements as stated in the RFQ. The eight (8) SOQs were then reviewed and evaluated individually and without collaboration by a Team of four (4) evaluators, using the RFQ scoring criteria.</p> <p>The SOQ Evaluation Team met on September 17, 2021, to review the compiled scoring summary and to discuss their individual and joint recommendations on possible "Qualified Firm(s)."</p> <p>Scoring worksheets and Evaluator commentaries are included. The general scoring ranking was found to be as follows:</p> <ol style="list-style-type: none"> 1. HDR 2. American Structurepoint 3. Kimley Horn 4. Volkert 5. Freese & Nichols 6. Pape Dawson 7. Parkhill 8. TRC <p>HDR was found to be the highest scoring firm, by a significant and decisive margin. The SOQ Evaluation Team resolved to unanimously recommend HDR as "Qualified Firm," without the need for shortlisting or further interviews, and is seeking TIRZ Board and City Council Approval, along with permission for Staff to negotiate a Professional Services Agreement (PSA).</p>	

To encourage more and better SOQ submissions for future engineering, public works, civic infrastructure and TIRZ projects, the SOQ Evaluation Team felt strongly that we honor the SOQ respondents' efforts by communicating as much information and feedback about the evaluation process and decisions as possible. This led to the inclusion here of Evaluators' individual scoring sheets, written comments and creating the opportunity for debriefing interviews with the respondent firms, if desired.

Old Fitzhugh Road- RFQ for Plans, Specifications & Estimates (PSE's):

SOQ Evaluations, Recommendations, Process & Timeline Update (2021):

- **October 18:** Qualified Firm Recommendation to TIRZ Board (possible action)
- **October 19:** Qualified Firm Recommendation (TIRZ Board to City Council)
- **TBD- Oct/Nov:** PSA negotiations with Qualified Firm (subject to CC approval)

* * *

Respectfully Submitted:

Keenan E. Smith, AIA
TIRZ Project Manager
October 14, 2021 / 1525 hrs.

Commission Recommendations:	
Actions by Other Jurisdictions/Entities:	
Previous Council Action:	
Recommended Council Action:	
Alternatives/Options:	
Budget/Financial Impact:	
Attachments:	
Related Documents at City Hall:	
Public Notice Process:	
Public Comments:	
Enforcement Issues:	
Comprehensive Plan Element:	
Next Step/Schedule:	



DRIPPING SPRINGS
Texas

AMENDED AUGUST 16, 2021
REQUEST FOR QUALIFICATIONS
CITY OF DRIPPING SPRINGS, TEXAS
Request for Qualifications “Old Fitzhugh Road Engineering Services”

PUBLIC NOTICE

Notice is hereby given that the City of Dripping Springs, Texas is soliciting **Statements of Qualifications for Old Fitzhugh Road Engineering Services.**

Sealed Statements of Qualifications must be submitted in one (1) original, five (5) copies, and one (1) electronic copy in PDF format on a flash drive and shall be delivered to:

City of Dripping Springs, Texas
 Attn: Laura Mueller, City Attorney
 511 Mercer Street or P.O. Box 384
 Dripping Springs, Texas 78620

Electronic submission is also allowed at lmuller@cityofdrippingsprings.com. Statements of Qualifications must be submitted **by 4 p.m. on August 27, 2021**, at which time the statements will be publicly opened and read aloud. Statements received after the opening date and time will not be considered.

A pre-proposal virtual meeting will be held on **August 16, 2021 at 2:00 p.m.** by Zoom. This meeting is optional. If interested in participating in the pre-proposal meeting please email kcampbell@cityofdrippingsprings.com by August 13, 2021 to receive the meeting invite.

If additional information is requested, please email questions to Laura Mueller, City Attorney at lmuller@cityofdrippingsprings.com with “OFR Engineering Services” in the subject line. RFQs may be viewed online at the City’s website at www.cityofdrippingsprings.com.

The City of Dripping Springs (“City”) intends to develop the Plan Specifications and Estimates (PS&E) phase services which will develop and advance engineering and design of the Old Fitzhugh Road Concept Plan. City now intends to enter into **one** (1) contract with a consulting engineering firm as a professional service provider, including design services, to provide the following services.

REQUEST FOR STATEMENT OF QUALIFICATIONS:

The City of Dripping Springs, hereinafter referred to as “the City”, is soliciting Statement of Qualifications (SOQ) from engineering firms, hereinafter referred to as “Applicant,” which have LGPP Certified staff and more than three (3) years experience in design and construction administration of street projects as outlined in the SCOPE OF SERVICES section of this request. The Applicant awarded the contract is referred to herein as “the Consultant.”

Statement of Qualifications are due at 4 p.m. on August 27, 2021 and will be opened by City Staff at that time. Proposals will become public, as required by the Texas Public Information Act, Texas Government Code, Chapter 552 after the contract is awarded.

Project Description and Work to be Performed

The Consultant shall provide design, engineering, supplemental surveying, and other necessary services required for the preparation of PSE’s for the Old Fitzhugh Road (OFR) Concept Plan and Full Site Plan documents for the City of Dripping Springs (City). These services may include, but are not limited to, supplemental surveying, roadway design, traffic engineering and traffic calming design, drainage design, multi-use trail design, pedestrian elements and amenities design, landscape & streetscape design, safety, and pedestrian illumination design.

The City will select a Consultant which has adequate staff and more than three (3) years of experience in design and construction management of projects. The selected Consultant will be required to have extensive experience including design, development of Plans, and Specifications and Estimates (PS&E).

Scope and Tasks of Services

Engineering services will include, but may not be limited to the following Project Tasks:

1. **Project Management and Administration:** (Task 1)-
 - 1.1. Progress Reporting and Invoicing
 - 1.2. Project Meetings and Workshops
 - 1.3. Project Scheduling and Coordination
 - 1.4. Right-of-Entry Letters
 - 1.5. Quality Assurance and Quality Control
 - 1.6. Milestone Submittal Acceptance and Technical Reviews (30% / 60% / 90% and 100%)
 - 1.7. Applicable Standards (City of Dripping Springs, City of Austin, State Standards)
 - 1.8. Design Controls (design exceptions and waivers)
 - 1.9. General Design Criteria (TxDOT, TMUTCD, NACTO, AASHTO, ADAAG, TAS, TCEQ, CODS etc)

2. **Supplemental Field Surveying:** (Task 2)-
 - 2.1. Supplemental Field Survey Criteria & Scope of Work
 - 2.2. Deliverable Survey Data (for Design purposes)
 - 2.3. Assumptions (Supplements existing ROW Survey - Mercer to RR-12 approx. 3,252 lf)

3. **Environmental Document:** (Task 3)
 - 3.1. Categorical Exclusion (CE) Determination & Project Scoping
 - 3.2. Environmental Data Collection
 - 3.3. ROW Entry Letters (if needed- for property outside ROW)
 - 3.4. Air Quality Analysis (if determined)
 - 3.5. Cultural Resources (Archeological & Non-Archeological- if determined)
 - 3.6. Community Impact Assessment (if determined)
 - 3.7. Water Resources Report (if determined)
 - 3.8. Tier 1 Site Assessment
 - 3.9. Hazardous Materials
 - 3.10. Public Meeting (Meeting of Affected Property Owners (MAPO))
 - 3.11. Notice Affording Opportunity for Public Hearing
 - 3.12. Traffic Noise Analysis

4. **Roadway Design** (Task 4)-
 - 4.1. Roadway Plans (w/Plan & Roadway Details)
 - 4.2. Typical Cross Sections (with/without Parking, with/without Landscape / Rain Gardens)
 - 4.3. Grading & Earthwork (grading coordination details at ROW lines; Cut & Fill Quantities)
 - 4.4. Driveway Details (layouts of pavement and drainage designs at intersecting driveways)
 - 4.5. Intersection Designs (layout details at Mercer St. and RR-12 intersections)
 - 4.6. Traffic Calming & Design

5. **Multi-Use Trail & Pedestrian Amenities Design** (Task 5)-
 - 5.1. Trail Plan (w/Plan Details)
 - 5.2. Typical Trail Cross Sections
 - 5.3. Driveway Crossings (layouts detailing trail designs at intersecting driveways)
 - 5.4. Pedestrian Crossing Designs (layout details at Activity Plazas / Traffic Calming)
 - 5.5. Pedestrian Amenities & Furnishings (Plan Details, Schedules & Specifications)
 - 5.6. Project Submittal to TDLR (at Final PSE, w/TDLR comments addressed & accepted)

6. **Landscape, Streetscape and Urban Design** (Task 6)-
 - 6.1. Landscape & Street Trees Layout & Planting Plans (w/Sections, Details)
 - 6.2. Irrigation Plans & Details (if determined)
 - 6.3. Landscape & Hardscape Details (Plan Details, Schedules & Specifications)

7. **Drainage & Water Quality & Stormwater Design** (Task 7)-
 - 7.1. Drainage Analysis Plans, Criteria & Standards
 - 7.2. Drainage & Water Quality Study & Memo
 - 7.3. Hydraulic Design, Data & Documentation
 - 7.4. Drainage Design & Details (Layouts, Conveyances & Structures, Typical Details)
 - 7.5. Drainage Easements & Downstream Conveyance Criteria (@ Adjoining Properties)
 - 7.6. Drainage Swales & Rain Garden Design (include Coordination w/Landscape Design)
 - 7.7. Stormwater Pollution Prevention Plan (SW3P, BMP's & EPIC)
 - 7.8. Water Quality Plan (TCEQ & City TCM Standards)

- 7.9. Drainage Operations & Maintenance Guidelines (i.e. Rain Gardens)
- 8. Utility Conflict Review & Coordination (Task 8)-**
- 8.1. Conflict Identification & Design Resolution (Design Adjustments & Coordination)
 - 8.2. Utility Notifications Letters (to Utility Providers)
 - 8.3. Utility Conflict Resolution & Coordination (w/Necessary Relocations; w/Providers)
- 9. Miscellaneous Services (Task 9)-**
- 9.1. Traffic Control Plan (TCP) (Detours, Sequence of Construction)
 - 9.2. Implementation Phasing Plans (for possible Phased Implementation of improvements)
 - 9.3. Special Specifications / Provisions (Project Manual)
- 10. Estimating Services (Task 10)-**
- 10.1. Quantities & Basis of Construction Estimates (TxDOT specified bid items & format)
 - 10.2. Estimates of Construction Cost (delivered at 30% / 60% / 90% & Final Plan submittals)
 - 10.3. Contract Time Determination (delivered at 30% (Preliminary) / 90% and Final Plans)
- 11. Permitting & Bid Phase Services* (Task 11)- *(TBD)**
- 11.1. Permit Submittals & Coordination (CODS + all other applicable Authorities)
 - 11.2. Plan Revisions for Permit Acquisition (scoped estimate)
 - 11.3. Bid Document Preparation & Bid Administration (assistance to City)
- 12. Construction Phase Services* (Task 12)- *(TBD)**
- 12.1. Shop Drawing Review & Approval
 - 12.2. RFI Review Clarifications & Responses
 - 12.3 Jobsite Observations & Field Reports

The specific services to be provided will be determined through a negotiation and mutual agreement between the City and the Consultant. The City expressly reserves the right to perform any part of the project itself or to use outside services as necessary.

Final Deliverables

Over the life of the project, the City will expect deliverables as follows:

- 30% Plans, Specifications & Estimates (to be reviewed by the City)
- 60% Plans, Specifications & Estimates (to be reviewed by the City)
- 90% Plans, Specifications & Estimates (to be reviewed by the City)
- 100% Final Bid Documents – Plans, Specifications, and Estimates

Additional deliverables may be required, depending upon the nature of the work and progress of the Project. All deliverables should be designed in accordance with Federal, State and Local requirements.

Selection Criteria

The Applicant must demonstrate that a professional engineer registered in the State of Texas will sign and seal the work to be performed under this contract and demonstrate that the prime provider

will perform a minimum of 50% of the actual contract work. The City will verify all Applicants' eligibility under state and local law and ensure no Applicant is considered that has been suspended or debarred from engaging in projects. The City may also choose, at its option, to meet and interview Applicants to aid in its selection.

The selection will be based on the evaluation of the Statement of Qualifications submitted. The City will follow Federal and State law including Chapters 171 and 176 of the Texas Local Government Code and Article 2.02 of the City of Dripping Springs Code of Ordinances.

Each Qualification will be evaluated using the following criteria

- Project understanding and approach (20%)
- PM's experience with similar state, county and municipal projects (20%)
- Experience of the task leaders with similar state, county and municipal projects (20%)
- References (20%)
- Team's experience with comprehensive Multi-Use Trail and Sidewalk, Roadway and Drainage improvement projects. (15%)
- Prime providers Quality Assurance/Control Program. (5%)

Total: 100%

Qualification Requirements

The Qualification must include the following:

1. The Request for Qualification "Old Fitzhugh Road Engineering Services".
2. An organization chart containing the names, addresses, telephone number, and email addresses of the prime provider, along with all sub provider's key personnel proposed for the team and their contract responsibilities.
3. The name of the prime provider's project manager and key personnel who will work on the contract.
4. Information providing team qualifications and capabilities, and understanding, similar project-related experience.
5. Verification that the proposed team individuals are currently employed by either the prime provider or a sub provider.
6. Confirmation that the professional engineer assigned to the project carries general liability insurance, worker's compensation, Business Automobile Policy, and professional liability insurance within ten (10) calendar days of any Notice of Award.
7. Name and Contact information for at least three (3) references for similar related projects (including mailing address, email address and telephone number). References may be confirmed.
8. Provide a description of your project approach and management plans relative to the advertised services.
9. Describe ability to meet project time frame proposed by the City.

10. After selection of the Engineering Firm through the qualification process, in order to be considered for award of the final contract, Applicants must have an approved indirect cost rate. Any discussion of costs or rates of any kind will occur after selection of the Engineering Firm.

General Requirements:

A. Independent Consultant

The selected Consultant shall not be an employee or officer of the City. The Consultant will act as an independent contractor and acquire no rights or benefits offered to employees of the City, its departments, or agencies.

B. General Liability Insurance/Professional Liability – See attached “City of Dripping Springs Contractor Insurance Requirements.”

C. Conflict of Interest Affidavit.

Statement of Qualifications Submission Deadline:

- A. Statements of Qualifications must be addressed to Laura Mueller, City Attorney, and received at the City offices at 511 Mercer St, Dripping Springs TX 78620, Dripping Springs, TX, 78676 or lmueller@cityofdrippingsprings.com at or before: August 27th, 2021.

STATEMENTS OF QUALIFICATIONS RECEIVED AFTER 4:00 PM WILL BE PLACED IN THE FILE UNOPENED AND WILL NOT BE CONSIDERED. NO EXCEPTIONS.

- B. Statements of qualifications must be submitted in a sealed envelope clearly bearing the name of the Applicant and address and bearing the words: “Old Fitzhugh Road Engineering Services”.
- C. One (1) Original and five (5) copies and one (1) electronic copy (in PDF format) on CD or flash drive, of the Statement of Qualifications are required. **In lieu of paper submissions, an applicant may submit its Statement of Qualifications electronically in PDF format by emailing the Statement of Qualifications to Laura Mueller at lmueller@cityofdrippingsprings.com.**
- D. Applicants are encouraged to verify that the City of Dripping Springs agency contact, the City Attorney, has received Qualifications. Any Qualifications received after the deadline will not be accepted.

Award:

1. The City reserves the right to reject any or all Applicants.
2. After evaluations are complete, the City will rank the Applicants by total score, with the highest total score reflecting the best and most qualified Applicant. The City will enter into negotiations for compensation and other relevant issues with the Applicant deemed the best and most qualified.
3. In the event the City is unable to negotiate a mutually acceptable contract with the selected Applicant, it reserves the right to terminate negotiations with the first choice and enter into negotiations with the following choice, and so on until the City enters into a Contract with a qualified firm.

Written Agreement:

The chosen Consultant will be required to negotiate a written agreement with the City.

Omissions:

Should this solicitation fail to contain sufficient information in order for interested Applicants to obtain a clear understanding of the services required by the City, or should it appear that the instructions outlined in the solicitation are not clear or are contradictory, any interested Applicant may in writing request clarification from the City Attorney no later than five (5) days prior to the required time and date for statement of qualification submission. The interested Applicant shall email a copy of the written clarification request to the City Attorney, Laura Mueller at lmuller@cityofdrippingsprings.com. Written requests from interested Applicants and written responses by the City will be provided to all Applicants.

Additional Information:

Contact with persons other than the City Attorney or Kevin Campbell as provided herein, may result in the disqualification of the Applicant's submittal. In fairness to all Applicants, the City will not communicate with anyone representing a potential provider of services during the RFQ process, except (1) as contemplated under Omissions hereinabove, (2) meetings and communications required to conduct business not related to the RFQ, and (3) possible personal presentations by Applicants after written submittals have been received and evaluated, if deemed necessary by City.

In addition, the City reserves the right to contact any Applicant for purposes of obtaining clarification of a submission, as deemed necessary after responses have been opened and also as contemplated above.

Cost of Developing Statements of Qualifications:

All costs related to the preparation of the statement of qualifications and any related activities are the sole responsibility of the Applicants. The City assumes no liability for any costs incurred by the Applicants throughout the entire selection process.

Document Ownerships:

All submittals, including attachments and supplementary materials shall become, upon submission, property of the City of Dripping Springs and will not be returned to the submitting Applicant.

Optional Pre-Submittal Conference:

An optional pre-submittal conference will be held via Zoom on August 16, 2021 at 2 p.m. This meeting is optional. If interested in participating in the pre-proposal meeting please email kcampbell@cityofdrippingsprings.com by August 13, 2021 to receive the meeting invite.

Attachments:

- Attachment “A”: City of Dripping Springs Contractor Insurance Requirements
- Attachment “B”: Response Form

ATTACHMENT “A”
CITY OF DRIPPING SPRINGS ENGINEERING FIRM INSURANCE REQUIREMENTS

Engineering Firm providing goods, materials and services for the City of Dripping Springs shall, during the term of the contract with the City of Dripping Springs or any renewal or extension thereof, provide and maintain the types and amounts of insurance set forth herein. All insurance and certificate(s) of insurance shall contain the following provisions:

1. Name the City of Dripping Springs as additional named insured as to all applicable coverage.
2. Provide for at least ten (10) days prior written notice to the City of Dripping Springs for cancellation, non-renewal, or material change of the insurance.
3. Provide for a waiver of subrogation against the City of Dripping Springs for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance.

Insurance Company Qualification: All insurance companies providing the required insurance shall be authorized to transact business in Texas and rated at least “A” by AM Best or other equivalent rating service.

Certificate of Insurance: Certificates of insurance evidencing all of the required insurance coverages shall be submitted with the Engineering Firm’s submission. Copies of any modifications, amendments, renewals, or terminations of any coverage shall be promptly submitted to the City. If the contract is renewed or extended by the City of Dripping Springs, certificates of insurance evidencing all of the required insurance coverages shall also be provided to the City of Dripping Springs prior to the date the contract is renewed or extended.

Type of Contract Type and Amount of Insurance

- Statutory Workers Compensation insurance as required by state law.
- Commercial General Liability minimum limits of \$500,000 per occurrence for bodily injury, personal injury, and property damage.
- Automobile Liability with a minimum of \$500,000 Dollars combined single limit.
- Professional Services Professional Liability Insurance with a minimum of \$1 Million Dollars per occurrence and \$1 Million Dollars aggregate.

**ATTACHMENT "B"
RESPONSE FORM**

RESPONDER:

Date:

Company:

Signature:

Printed Name:

Title:

Address:

Federal EIN #/SSN #

Authorized Signature _____ Date _____ Signature
indicates bidder accepts the specifications, terms and conditions of this solicitation and that
bidder is not delinquent on any payment due the City nor involved in any lawsuit against the
City.

Print
Name _____ Title _____

REFERENCES:

Each Responder is to provide a minimum of three (3) verifiable business references for which the
Responder has performed work.

Company Name:

Address:

Contact Person:

Telephone:

Brief description of project:

Company Name:

Address:

Contact Person:

Telephone:

Brief description of project:

Company Name:

Address:

Contact Person:

Telephone:

Brief description of project:

Please provide the following information for contract development. Is your firm:

Sole Proprietorship	YES	NO
Partnership	YES	NO
Corporation	YES	NO

If company is a sole proprietorship, list the owner's full legal name:

If company is a partnership, list the partner(s) full legal name(s):

If company is a corporation, list the full legal name as listed on the corporate charter:

ATTACHMENT “C”

DRAFT PROFESSIONAL SERVICES AGREEMENT

This Agreement, made and entered into this, the _____ day of _____ 2021, and between the City of **Dripping Springs**, Texas (hereinafter referred to as the "City") and _____, (hereinafter referred to as "Contractor"), is understood and agreed to be as set forth herein:

1. Description of Services. The City and Contractor agree to the following:

- (a) Contractor shall deliver reports to City Hall via mail, in person, or other electronic means as appropriate.
- (b) Contractor shall attend meetings of City Council, TIRZ Board, and related committee meetings as needed to provide progress reports and drafts of the engineering services.
- (c) Contractor shall conduct business in good faith displaying professionalism and a courteous manner in dealings with the staff, citizens, and customers of the City.
- (d) Contractor will report to the City Administrator, verbally or in writing, any conflicts between Contractor and any citizen or customer in the course of performing said duties and responsibilities.
- (e) Contractor shall maintain complete and accurate records of work performed for the City. Contractor shall manage both public and confidential records that Contractor obtains pursuant to this Agreement with the understanding that some records may be subject to state open records laws. Contractor shall comply with the City's public information policies.
- (f) Performs other related duties as needed.

2. Scope of Work. Contractor will provide consulting services related to the Old Fitzhugh Road Engineering Services as described in Attachment “A”. Additional Services may be agreed to in writing by both parties and billed at a negotiated rate as listed in Attachment “A”.

3. Schedule. Work shall commence upon execution of this agreement and shall be completed within the schedule noted within the Scope of Services attached. This Agreement shall be in effect for a period of one year unless terminated as provided below or if all work associated with Agreement is completed. Contractor shall start work immediately after the execution of this Agreement.

4. Payment for Services. The City will compensate Contractor in accordance with the fee

structure contained in Contractor's proposal attached as Attachment "A". Contractor shall invoice City in accordance with Contractor's attached proposal. Invoices will be submitted monthly and payment is due within 30 days of City's receipt and approval of the invoice. The total amount of this contract will not exceed _____. Additional services and payment for additional services as relates to Attachment "A" must be approved in writing by the City prior to provision of such services.

- 5. Relationship of Parties.** It is understood by the parties that Contractor is an independent contractor with respect to the City and not an employee of the City. City will not provide fringe benefits, including health insurance benefits, paid vacation, or any employee benefit, for the benefit of Contractor. The City may contract with other individuals or firms for legal services.
- 6. Limitations.** During the period the Contractor is covered by this agreement, the Contractor will not be permit ted to perform any services for any agency, developer, contractor or individual performing work within or for the City, or any project or construction that involves inspection, coordination , approval or in any other manner that involves the City other than that work assigned by an agency of the City.
- 7. Termination.** Either party may terminate this Agreement with thirty (30) days at any time with written notice to the other party.
- 8. Injuries/ Insurance.** Contractor acknowledges the contractor's obligation to obtain appropriate insurance coverage as listed in Attachment "B".
- 9. Indemnification.** Contractor agrees to indemnify and hold City harmless from all claims, losses, expenses, fees, including attorney's fees, costs, and judgments that may be asserted against City that result from acts or omissions of Contractor, Contractor 's employees, if any, and Contractor's agents.
- 10. Assignment.** Contractor's obligation under this Agreement may not be assigned or transferred to any other person, firm, or corporation without the prior written consent of City accept as provided for, and with the protections, described in Attachment " A".
- 11. Notice.** All notice required or permitted under this Agreement shall be in writing and shall be delivered either in person or deposited in the United States mail, postage prepaid, addressed as follows:

For the City:
 City of Dripping Springs
 Attn: City Administrator
 P.O. Box 384
 Dripping Springs, TX 78620
 (512) 858-4725

For the Contractor:

Either party may change such address from time to time by providing written notice to the other in the manner set forth above. Notice is deemed to have been received three (3) days after deposit in U.S. mail.

12. Mandatory Disclosures. Texas law requires that vendors make certain disclosures. Prior to the effective date of this Contract, the Contractor has submitted to the City a copy of the Conflict of Interest Questionnaire form (CIQ Form) approved by the Texas Ethics Commission (Texas Local Government Code Chapter 176) and, by signing this Agreement, the Contractor affirms compliance with the Prohibition on Contracts with Companies Boycotting Israel (Texas Government Code Chapter 2270). The Contractor must also fill out Form 1295, as required by the Texas Ethics Commission, and submit it to the City. The form may be found here: <https://www.ethics.state.tx.us/whatsnew/elfinfoform1295.htm>

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

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

15. Applicable Law: The laws of the State of Texas shall govern this Agreement.

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

17. Entire Agreement. This Agreement contains the entire Agreement of the parties and there are no other promises or conditions in any other Agreement whether oral or written. This Agreement supersedes any prior written agreements between the parties. If there is any conflict between this Agreement and any Attachment, this Agreement controls.

THE CITY:
City of Dripping Springs

CONTRACTOR:

Michelle Fischer
City Administrator

Date

Date

ATTEST:

Andrea Cunningham
City Secretary

Attachment "A"

Proposal



DRIPPING SPRINGS
Texas

**REQUEST FOR QUALIFICATIONS
CITY OF DRIPPING SPRINGS, TEXAS
Request for Qualifications “Old Fitzhugh Road Engineering Services”**

Notice is hereby given that the City of Dripping Springs, Texas is soliciting **Statements of Qualifications for Old Fitzhugh Road Engineering Services.**

Sealed Statements of Qualifications must be submitted in one (1) original, five (5) copies, and one (1) electronic copy in PDF formant on a flash drive and shall be delivered to:

City of Dripping Springs, Texas
Attn: Laura Mueller, City Attorney
511 Mercer Street or P.O. Box 384
Dripping Springs, Texas 78620

Electronic submission is also allowed at lmuellet@cityofdrippingsprings.com. Statements of Qualifications must be submitted **by 4 p.m. on August 27, 2021**, at which time the statements will be publicly opened and read aloud. Statements received after the opening date and time will not be considered.

A pre-proposal virtual meeting will be held on **August 16, 2021 at 2:00 p.m.** by Zoom. This meeting is optional. If interested in participating in the pre-proposal meeting please email kcampbell@cityofdrippingsprings.com by August 13, 2021 to receive the meeting invite.

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The City of Dripping Springs (“City”) intends to develop the Plan Specifications and Estimates (PS&E) phase services which will develop and advance engineering and design of the Old Fitzhugh Road Concept Plan. City now intends to enter into **one** (1) contract with a consulting engineering firm as a professional service provider, including design services, to provide the following services.

REQUEST FOR STATEMENT OF QUALIFICATIONS:

The City of Dripping Springs, hereinafter referred to as “the City”, is soliciting Statement of Qualifications (SOQ) from engineering firms, hereinafter referred to as “Applicant,” which have LGPP Certified staff and more than three (3) years experience in design and construction

administration of street projects as outlined in the SCOPE OF SERVICES section of this request. The Applicant awarded the contract is referred to herein as “the Consultant.”

Statement of Qualifications are due at 4 p.m. on August 27, 2021 and will be opened by City Staff at that time. Proposals will become public, as required by the Texas Public Information Act, Texas Government Code, Chapter 552 after the contract is awarded.

As part of the Bidding process, interested persons are able to request additional information from the City regarding the Bid and its process. The following additional information is available:

Question 1. RFQ Page 5, Qualification Requirements item 10 states respondents must have an approved indirect cost rate in order to be considered for award. This section states our qualification must include the requirements in this section. Are respondents to include our indirect cost rate with our response to this RFQ? Does the Professional Services Procurement Act; Section 2254.004, Texas Code not apply? Just the roadrunner trail

Clarification: No costs should be included in the Request for Qualifications. All negotiations related to costs will be done after the engineer is selected through the RFQ process. The RFQ has been updated to clarify this language.



DRIPPING SPRINGS
Texas

**REQUEST FOR QUALIFICATIONS
CITY OF DRIPPING SPRINGS, TEXAS
Request for Qualifications “Old Fitzhugh Road Engineering Services”
CLARIFICATION 2**

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Clarification: No costs should be included in the Request for Qualifications. All negotiations related to costs will be done after the engineer is selected through the RFQ process. The RFQ has been updated to clarify this language.

CLARIFICATION 2

Question 2. Attachment “C” Draft Professional Services Agreement states, “6. Limitations. During the period the Contractor is covered by this agreement, the Contractor will not be permitted to perform any services for any agency, developer, contractor or individual performing work within or for the City, or any project or construction that involves inspection, coordination, approval or in any other manner that involves the City other than that work assigned by an agency of the City.” We had understood that this is not a controversial project and the direction of the project has previously been established by others. We are not certain as to the specific concern that this limitation is intended to address but request that this might be reconsidered as perhaps not applicable to this specific procurement. This clause may limit the potential field of respondents to just a few firms.

Clarification: This provision is an extension of Section 2.02.002 of the City of Dripping Springs Code of Ordinances. This is more restrictive than our ordinance and the City is open to negotiating this issue so long as any agreement complies with our ordinance. Here is the ordinance in question:

Sec. 2.02.002. - Standards of conduct and disclosure of interest.

(E) Any city contractor that has a substantial interest in a business entity, or represents a person or business entity that has any pending applications with the city, shall file a notice with the city

secretary stating such interest or representation at least two weeks prior to the date of any consideration of such application by the appropriate body of the city. If such body desires such city contractor to continue to advise such body regarding such application, a written acknowledgement and waiver shall be executed by the presiding officer of such body.

Question 3. Does the Draft PSA, provision 6 Limitations also apply to subcontractors?

Clarification: Generally, no. But will be viewed on a case by case basis.

Question 4. Do we need a Registered Accessibility Specialist included on our team or will the City submit for RAS review and TDLR approvals?

The selected Engineering Firm is responsible for providing a Registered Accessibility Specialist.

Question 5. “In order to be considered for award of this contract, Applicants must have an approved indirect cost rate.”

With whom do we need an approved indirect cost rate and how is that documented?

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Question 6: “Confirmation that the professional engineer assigned to the project carries general liability insurance, worker’s compensation, Business Automobile Policy, and professional liability insurance within ten (10) calendar days of any Notice of Award.”

- **For the SOQ, is a statement sufficient or is a specific form required?**

Clarification: Statement that such insurance will be provided is sufficient.

Question 7: Conflict of Interest Affidavit – Is this submitted with the SOQ or with contract execution? Do you need a statement to address conflicts of interest in the SOQ?

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Question 8: Please verify Electronic Only submissions are acceptable in lieu of printed copies.

Clarification: Electronic submission is allowed in lieu of printed copies.



DRIPPING SPRINGS
Texas

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CITY OF DRIPPING SPRINGS, TEXAS
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Question 8: Please verify Electronic Only submissions are acceptable in lieu of printed copies.

Clarification: Electronic submission is allowed in lieu of printed copies.

Question 9: Can you please confirm that there are no DBE/MBE/WBE or HUB goals?

Clarification: There are no DBE/MBE/WBE or HUB goals with this project.

Question 10: Item 10 under the requirements mentions the consultant must have an approved Indirect Cost Rate with the City. Can you confirm that a TxDOT-approved Overhead FAR Audited rate is acceptable? Or that if a consultant already has existing contracts with the City that the consultant would meet this requirement?

Clarification: No costs should be included in the Request for Qualifications. All negotiations related to costs will be done after the engineer is selected through the RFQ process. The RFQ has been updated to clarify this language. The submission of the indirect cost rate can occur during negotiation of the PSA after the engineer is selected.

Question 11: Are there any firms that are precluded from this RFQ based on current or previous work with the City or other entities on this project?

Clarification: No, there are not but all submissions will be reviewed for possible conflicts of interest.

Question 12: What project funding sources are currently anticipated for this project (i.e. local, state, federal, private)?

Clarification: The City is actively pursuing a variety of funding sources, including City, County, State and Federal funds or grants.

Question 13: Does the City intend to have additional Public Involvement as part of this contract?

Clarification: Ongoing Public Involvement with Old Fitzhugh Road stakeholders, in coordination with City resources and Staff, will be expected of the Consultant including possible presentations at various City boards and commissions including City Council, Historic Preservation Commission, and the Tax Increment Reinvestment Zone Board.



505 East Huntland Drive
Suite 250
Austin, Texas 78752

T 512.454.8716
TRCcompanies.com
T.B.P.E. #F-8632

August 27, 2021

Ms. Laura Mueller, City Attorney
City of Dripping Springs
511 Mercer Street
Dripping Springs, Texas 78620

**RE: Statement of Qualification for
Old Fitzhugh Road Engineering Services**

Dear Ms. Mueller:

In accordance with the City's Request for Qualifications, **TRC Engineers, Inc.** (TRC), presents herein a team with a focus on innovative solutions that can provide professional consulting services for the City's Old Fitzhugh Road project.

TRC has been providing related professional consulting services to municipalities throughout the State of Texas for over 65 years. We are proposing a Project Manager who offers extensive roadway experience and a proven track record for administrating, coordinating, and completing multiple project assignments within budget and on time. All our key engineering personnel are Texas Licensed Professional Engineers who are available and committed.

TRC appreciates the opportunity to submit this Statement of Qualifications and looks forward to providing the City of Dripping Springs with quality, professional consulting services. If you have any questions or require additional information, please contact the undersigned at your earliest convenience at (737) 932-1850 or via email at JKilpatrick@trccompanies.com.

Sincerely,

John Kilpatrick, P.E.
Senior Project Manager

San Marcos Publishing, LP

Wimberley View • Century News

P.O. Box 49, Wimberley, Texas 78676
(512) 847-2202

Received

AUG 06 2021

State of Texas
County of Hays

City of Dripping Springs

Before me, the undersigned authority, on this day personally appeared Dalton Sweat, who being by me here and now duly sworn, upon oath says:

My name is Dalton Sweat, and I am the General Manager, of the The Wimberley View & The Dripping Springs Century News, a newspaper of general circulation in Hays County, Texas, and a newspaper which has been regularly and continuously published in Wimberley, Hays County, Texas, for a period of more than one year immediately preceding the date of publications of the following, and that the said notice, a copy of which follows, was published in the regular edition of said newspaper for a period of 1 week on the following dates:

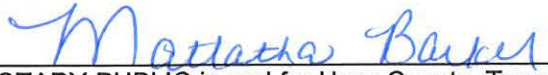
- August 5, 2021
- 2021
- 2021
- 2021

The said General Manager, Dalton Sweat further states that the rate charged for this publication is the lowest rate charged to commercial advertisers for the same class as advertising for a like amount of space.

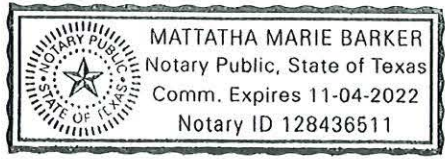


Signature of Affiant

Subscribed and Sworn to me, by the said General Manager Dalton Sweat this 4th day of August, 2021 to certify which witness my hand and seal of office.



NOTARY PUBLIC in and for Hays County, Texas



**REQUEST FOR QUALIFICATIONS
Old Fitzhugh Road Engineering Services
For Dripping Springs, Texas**

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