



DRIPPING SPRINGS
Texas

TIRZ NO. 1 & NO. 2 BOARD REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Monday, October 16, 2023 at 4:00 PM

Agenda

CALL TO ORDER AND ROLL CALL

Board Members

Dave Edwards, Chair
Taline Manassian, Vice Chair
James Alexander
Missy Atwood
Susan Kimball
Walt Smith
Craig Starcher
Bob Richardson (Advisory Board Member)

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer
Interim Deputy City Administrator/City Treasurer Shawn Cox
City Attorney Laura Mueller
Deputy City Secretary Cathy Gieselman
TIRZ Project Manager Keenan Smith
TIRZ Administrator Casey Sclar, P3 Works

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.

MINUTES

- 1. Discuss and consider approval of the September 11, 2023 TIRZ No. 1 & No. 2 Board regular meeting minutes.**

BUSINESS

- 2. Presentation and acceptance of the Q3 (FY '23 Year End) TIRZ Administrator's Report.**
TIRZ Administrator, Casey Sclar (P3 Works)
- 3. Update regarding Stakeholder Reimbursements.**
- 4. Update and discussion regarding priority projects and initiatives.**
 - a. Old Fitzhugh Road
 - b. Stephenson Building
 - c. Downtown Parking Lot
 - d. Downtown Restrooms
- 5. Discuss and consider approval of the 2024 TIRZ No. 1 & No. 2 Board meeting calendar.**

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.

UPCOMING MEETINGS

TIRZ No. 1 & No. 2 Board

November 13, 2023, at 4:00 p.m.

December 11, 2023, at 4:00 p.m.

City Council Meetings

October 17, 2023, at 6:00 p.m.

November 7, 2023, at 6:00 p.m.

November 21, 2023, at 6:00 p.m.

December 5, 2023, 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 13, 2023 at 2:45 PM.***

City Secretary

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



TIRZ NO. 1 & NO. 2 BOARD
REGULAR MEETING
City of Dripping Springs
Council Chambers, 511 Mercer St, Dripping Springs, TX
Monday, September 11, 2023 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 4:03 p.m.

Board Members present were:

Dave Edwards, Chair
 Taline Manassian, Vice Chair
 Missy Atwood (arrived @ 4:12 p.m.)
 Susan Kimball
 Craig Starcher

Board Members absent were:

James Alexander
 Walt Smith
 Bob Richardson (Advisory Board Member)

Staff, Consultants & Appointed/Elected Officials present were:

City Administrator Michelle Fischer
 City Attorney Laura Mueller
 City Treasurer Shawn Cox
 Planning Director Tory Carpenter
 Deputy City Secretary Cathy Gieselman
 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 August 14, 2023, TIRZ No. 1 & No. 2 Board regular meeting minutes.**

A motion was made by Board Member Kimball to approve the August 14, 2023, TIRZ No. 1 & No. 2 Board regular meeting minutes. Board Member Starcher seconded the motion which carried unanimously 4 to 0.

Board member Atwood arrived @ 4:12 p.m.

BUSINESS

2. **Update and discussion regarding priority projects and initiatives.**

Keenan Smith provided an update regarding priority projects and addressed questions from the Board. Timelines depend on funding for projects. Presentation is on file.

- a. Old Fitzhugh Road
- b. Stephenson Building Project / Downtown Parking Lot
- c. **Downtown Bathrooms** – Still need a detailed survey of the alley

3. **Update and discussion regarding TIRZ Budget Fiscal Year 2023 - 2024.**

Shawn Cox provided an update and addressed questions from the Board. A copy of proposed budget is on file.

4. **Discuss and consider recommendation of a Professional Services Agreement with Keenan Smith for TIRZ Project Manager Services.**

Laura Mueller reviewed the Professional Services Agreement which is on file. Staff recommends approval of the agreement with Keenan Smith for TIRZ Project Manager Services.

A motion was made by Vice Chair Manassian to recommend City Council approval of a Professional Services Agreement with Keenan Smith for TIRZ Project Manager Services. 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 Dripping 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.

The Board did not meet in Executive Session.

UPCOMING MEETINGS

TIRZ No. 1 & No. 2 Board

October 16, 2023, at 4:00 p.m.

November 13, 2023, at 4:00 p.m.

December 11, 2023, at 4:00 p.m.

City Council Meetings

September 19, 2023, at 6:00 p.m.

October 3, 2023, at 6:00 p.m.

October 17, 2023, at 6:00 p.m.

November 7, 2023, at 6:00 p.m.

ADJOURN

A motion was made by Vice Chair Manassian to adjourn the meeting. Board member Kimball seconded the motion which carried unanimously 5 to 0.

This regular meeting adjourned at 5:15 p.m.



**City of Dripping Springs
Tax Increment Reinvestment Zone
Executive Summary (Q3 2023)**

October 16, 2023



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>	-	-	-	-	-	-
<i>FY 2022</i>	-	-	-	-	-	-
<i>FY 2023*</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
<i>FY 2022</i>	-	-	105,208	-	-	105,208
<i>FY 2023*</i>	-	7,565	220,791	-	1,667	230,022
	\$ -	\$ 291,196	\$ 430,127	\$ 7,886	\$ 54,622	\$ 783,832
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
<i>FY 2022</i>	-	-	61,586	-	-	61,586
<i>FY 2023*</i>	-	2,220	64,810	-	489	67,519
	\$ -	\$ 286,555	\$ 202,528	\$ 5,024	\$ 86,708	\$ 580,814
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
<i>FY 2022</i>	-	-	-	-	-	-
<i>FY 2023*</i>	-	-	-	-	-	-
	\$ -	\$ 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
<i>FY 2022</i>	-	-	166,794	-	-	166,794
<i>FY 2023*</i>	-	9,785	285,601	-	2,156	297,542
	\$ 60,971	\$ 692,261	\$ 632,655	\$ 12,910	\$ 141,330	\$ 1,540,126

* Invoices received as of 9/30/2023



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>	-	-	-	-	-
<i>FY 2022</i>	-	-	-	-	-
<i>FY 2023*</i>	-	-	-	-	-
	\$ 60,971	\$ -	\$ -	\$ -	\$ 60,971

* Invoices received as of 9/30/2023



Table 3: Town Center Expenditures

	City	County	Library	DSISD	Total
Cost Participation					
Direct & Indirect	33.33%	33.33%	33.33%	0.00%	100.00%
Market/P3 Study	34.00%	0.00%	0.00%	66.00%	100.00%
DIRECT EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	48,919	48,919	48,919	-	146,758
FY 2019	26,629	26,629	26,629	-	79,887
FY 2020	13,417	13,417	13,417	-	40,250
FY 2021	5,579	5,579	5,579	-	16,736
FY 2022	-	-	-	-	-
FY 2023*	2,522	2,522	2,522	-	7,565
	\$ 97,065	\$ 97,065	\$ 97,065	\$ -	\$ 291,196
ALLOCATION OF INDIRECT EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	25,119	25,119	25,119	-	75,357
FY 2019	25,576	25,576	25,576	-	76,728
FY 2020	34,789	34,789	34,789	-	104,367
FY 2021	9,294	9,294	9,294	-	27,881
FY 2022	-	-	-	-	-
FY 2023*	740	740	740	-	2,220
	\$ 95,518	\$ 95,518	\$ 95,518	\$ -	\$ 286,555
MARKET/P3 STUDY EXPENSES **					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	7,776	-	-	15,094	22,870
FY 2019	12,735	-	-	24,721	37,455
FY 2020	14,554	-	-	28,251	42,805
FY 2021	3,869	-	-	7,511	11,380
FY 2022	-	-	-	-	-
FY 2023*	-	-	-	-	-
	\$ 38,933	\$ -	\$ -	\$ 75,577	\$ 114,510
TOTAL EXPENSES					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	81,814	74,039	74,039	15,094	244,985
FY 2019	64,940	52,205	52,205	24,721	194,071
FY 2020	62,759	48,206	48,206	28,251	187,422
FY 2021	18,742	14,873	14,873	7,511	55,998
FY 2022	-	-	-	-	-
FY 2023*	3,262	3,262	3,262	-	9,785
	\$ 231,517	\$ 192,584	\$ 192,584	\$ 75,577	\$ 692,261

* Invoices received as of 9/30/2023

** Includes Town Center Market Study (\$20,000) and P3 Study (\$94,510) allocated between City (34%) and DSISD (66%).



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
<i>FY 2022</i>	52,604	52,604	-	-	105,208
<i>FY 2023*</i>	110,395	110,395	-	-	220,791
	\$ 215,064	\$ 215,064	\$ -	\$ -	\$ 430,127
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
<i>FY 2022</i>	30,793	30,793	-	-	61,586
<i>FY 2023*</i>	32,405	32,405	-	-	64,810
	\$ 101,264	\$ 101,264	\$ -	\$ -	\$ 202,528
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
<i>FY 2022</i>	83,397	83,397	-	-	166,794
<i>FY 2023*</i>	142,800	142,800	-	-	285,601
	\$ 316,327	\$ 316,327	\$ -	\$ -	\$ 632,655

* Invoices received as of 9/30/2023



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>	-	-	-	-	-
<i>FY 2022</i>	-	-	-	-	-
<i>FY 2023*</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>	-	-	-	-	-
<i>FY 2022</i>	-	-	-	-	-
<i>FY 2023*</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>	-	-	-	-	-
<i>FY 2022</i>	-	-	-	-	-
<i>FY 2023*</i>	-	-	-	-	-
	\$ 4,303	\$ 8,607	\$ -	\$ -	\$ 12,910

* Invoices received as of 9/30/2023



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
<i>FY 2022</i>	-	-	-	-	-
<i>FY 2023*</i>	1,667	-	-	-	1,667
	\$ 54,622	\$ -	\$ -	\$ -	\$ 54,622
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
<i>FY 2022</i>	-	-	-	-	-
<i>FY 2023*</i>	489	-	-	-	489
	\$ 86,708	\$ -	\$ -	\$ -	\$ 86,708
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
<i>FY 2022</i>	-	-	-	-	-
<i>FY 2023*</i>	2,156	-	-	-	2,156
	\$ 141,330	\$ -	\$ -	\$ -	\$ 141,330

* Invoices received as of 9/30/2023



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
FY 2022	\$ 42,110	\$ 19,475	\$ -	\$ -	\$	61,586
FY 2023*	\$ 50,393	\$ 17,127	\$ -	\$ -	\$	67,519
Total	\$ 363,300	\$ 203,666	\$ 6,680	\$ 7,168	\$	580,814

* Invoices received as of 9/30/2023



Table 8: TIRZ No. 1 - TIRZ Revenues						
Year	Total TIRZ Assessed Value [a]	In City Only TIRZ Assessed Value [a]	TIRZ City Revenue	TIRZ County Revenue	Total	
FY 2017	\$ 37,912,603	\$ 37,912,603	\$ -	\$ -	\$ -	
FY 2018	\$ 48,892,539	\$ 48,892,539	\$ 15,475	\$ 24,430	\$ 39,906	
FY 2019	\$ 83,566,560	\$ 83,566,560	\$ 37,923	\$ 99,001	\$ 136,924	
FY 2020	\$ 107,588,343	\$ 107,588,343	\$ 65,688	\$ 147,608	\$ 213,296	
FY 2021	\$ 129,011,979	\$ 129,011,979	\$ 86,477	\$ 191,855	\$ 278,332	
FY 2022	\$ 137,163,217	\$ 137,163,217	\$ 94,288	\$ 191,901	\$ 286,189	
FY 2023 [b]	\$ 208,940,580	\$ 207,362,230	\$ 121,775	\$ 214,030	\$ 335,805	
			\$ 421,626	\$ 868,825	\$ 1,290,452	

[a] Assessed Value per Hays Central Appraisal District.

[b] Beginning in FY 2023, TIRZ 1 was expanded so that the Base Value for property within the City was increased from \$37,912,603 to \$70,382,980 and so that the Base Value for property outside the City was increased from \$37,912,603 to \$71,961,330.



Table 9: TIRZ No. 2 - TIRZ Revenues					
Year	Assessed Value [a]	TIRZ City Revenue	TIRZ County Revenue	Total	
FY 2017	\$ 5,836,710	\$ -	\$ -	\$ -	
FY 2018	\$ 12,307,670	\$ 4,345	\$ 14,398	\$ 18,743	
FY 2019	\$ 28,732,478	\$ 23,553	\$ 49,649	\$ 73,203	
FY 2020	\$ 48,439,951	\$ 40,473	\$ 90,255	\$ 130,728	
FY 2021	\$ 72,915,989	\$ 63,709	\$ 141,269	\$ 204,978	
FY 2022	\$ 126,120,850	\$ 114,270	\$ 232,569	\$ 346,839	
FY 2023	\$ 278,803,689	\$ 242,668	\$ 426,511	\$ 669,179	
		\$ 489,018	\$ 954,652	\$ 1,443,669	

[a] Assessed Value per Hays Central Appraisal District.



Table 10: Total Cash Position

TIRZ NO. 1 CUMULATIVE REVENUES*	\$ 1,290,452
TIRZ NO. 2 CUMULATIVE REVENUES*	\$ 1,443,669
TOTAL TIRZ CUMULATIVE REVENUES*	\$ 2,734,121
LESS: CITY REIMBURSEMENT	\$ (382,073)
LESS: COUNTY REIMBURSEMENT	\$ (290,000)
LESS: DSISD REIMBURSEMENT	\$ (71,257)
LESS: LIBRARY REIMBURSEMENT	\$ (174,450)
LESS: TOTAL AMOUNT FUNDED DIRECTLY BY TIRZ	\$ (521,789)
	\$ (1,439,568)
TOTAL REMAINING TIRZ REVENUE	\$ 1,294,553

*Revenues received through FY 2023.



Table 11 - Reimbursements by Entity					
	Contribution		Reimbursed to		Amount to be
	Amount		Date		Reimbursed
Total	\$	1,018,338	\$	917,780	\$ 100,558
<i>City</i>	\$	482,631	\$	382,073	\$ 100,558
<i>County</i>	\$	290,000	\$	290,000	\$ -
<i>Library</i>	\$	174,450	\$	174,450	\$ -
<i>DSISD</i>	\$	71,257	\$	71,257	\$ -



Table 12 - FY 2023 Estimated Ending Cash Balance

AVAILABLE CASH AS OF 9/30/2023 (INCLUDES FY23 TIRZ REVENUE) \$ **1,294,553**

USES OF FUNDS AVAILABLE AT END OF FY 23	
Full Reimbursement to City	\$ 100,558
FY 24 Budget	\$ 542,250
	<hr/>
	\$ 642,808
Projected Surplus	\$ 651,744

Progress Report

Old Fitzhugh Road PS&E

September 2023

Description of Work Performed During the Past Period – September 2023

PROJECT MANAGEMENT

- Project management and administration
- Internal team coordination

ROADWAY DESIGN / TRAFFIC CALMING / TRAFFIC CONTROL / PAVEMENT MARKING AND SIGNING

- Address QC comments and cross-disciplinary comments on 60% Design

DRAINAGE DESIGN

- Address QC comments and cross-disciplinary comments on 60% Design

ILLUMINATION

- Address QC comments and cross-disciplinary comments on 60% Design

UTILITY COORDINATION

- Continue proposed utility assignments
- Finalize 60% utility conflict matrix

ENVIRONMENTAL

- No environmental tasks this period

ROW SURVEYING

- No surveying tasks this period

LANDSCAPE, STREETScape, URBAN DESIGN

- Address QC comments and cross-disciplinary comments on 60% Design

GEOTECHNICAL ENGINEERING AND PAVEMENT DESIGN

- No tasks this period

PS&E PREPARATION

- Quality control reviews of entire package finalized
- 60% submittal to City

PUBLIC ENGAGEMENT

- No Public Engagement tasks this period

Anticipated Work to be Performed Next Period – October 2023**PROJECT MANAGEMENT**

- Project management and administration
- 60% Design Review meeting

ROADWAY DESIGN / TRAFFIC CALMING / TRAFFIC CONTROL / PAVEMENT MARKING AND SIGNING

- Address City comments on 60% Design

DRAINAGE DESIGN

- Address City comments on 60% Design
- One on one meeting on drainage design
- Exhibit updates for Drainage Basins A and B

ILLUMINATION

- One on one meeting on illumination costs
- Address QC comments and cross-disciplinary comments on 60% Design

UTILITY COORDINATION

- Continue proposed utility assignments
- Coordination with drainage plans

ENVIRONMENTAL

- No tasks anticipated next period

ROW SURVEYING

- No tasks anticipated next period

LANDSCAPE, STREETScape, URBAN DESIGN

- One on one meeting on landscape needs
- Address City comments on 60% Design

GEOTECHNICAL ENGINEERING AND PAVEMENT DESIGN

- No tasks anticipated next period

PS&E PREPARATION

- No tasks anticipated next period

PUBLIC ENGAGEMENT

- No tasks anticipated next period

Project Needs – *This Period*

- None this period

Project Challenges and Resolutions – *This Period*

- None this period

This progress report reflects work performed during the given month. Invoice periods may vary slightly. Subconsultant invoices may be delayed in the invoicing process.



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

Submitted By: Cathy Gieselman, Deputy City Secretary

Board Meeting Date: October 16, 2023

Agenda Item Wording: **Discuss and consider approval of the 2024 TIRZ No. 1 & No. 2 Board meeting calendar.**

Agenda Item Requestor: Laura Mueller, City Attorney

Summary/Background: Each year the City Secretary prepares the next year's meeting calendar for approval by the Board. Meeting dates are scheduled using the frequency as stated in the Board ordinance. The TIRZ No. 1 & No. 2 Board ordinance calls for monthly meetings which are currently scheduled for 4:00 p.m., the 2nd Monday of each month at City Hall in the Council Chambers.

Attached for review is the proposed 2024 meeting calendar with approved city holidays; TIRZ No. 1 & No. 2 Board meetings are highlighted in **brown**. The March, April, October, November meetings conflict with holidays and may need to be rescheduled. Below are proposed meeting dates for these meetings. The Board may select to cancel these meetings, and meetings may also be rescheduled throughout the year as the Board sees fit.

- April 8th: meeting is on Eclipse Day
 - Proposed meeting date of **Monday, April 15th**
- October 14th: meeting is on Columbus Day
 - Proposed meeting date of **Monday, October 21st**
- November 11th: meeting is on Veterans Day
 - Proposed meeting date of **Monday, November 4th**

Board Recommendations: Staff recommends approval of the calendar as presented. Should there be any changes to meeting dates, please provide for those changes in a motion.

Attachments: 1. TIRZ No. 1 & No. 2 Board 2024 Proposed Calendar

Next Steps/Schedule:

1. Update calendar if any changes
2. Add meetings to calendars:
 - a. Board, Staff and City Council Member liaison(s)
 - b. City website main calendar
 - c. Municode Agenda (automatically populates Agendas and Minutes webpage with upcoming meetings)
3. Provide final calendar to Board, Staff and City Council Members

2024 TIRZ No. 1 & No. 2 Board of Directors

Use spinner to change the calendar year

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	29		

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 HOLIDAYS

DSISD HOLIDAYS

TIRZ Board Meetings

- 01/08/24 Regular Meeting
- 02/12/24 Regular Meeting
- 03/11/24 Regular Meeting
- 04/08/24 Regular Meeting
- 05/13/24 Regular Meeting
- 06/10/24 Regular Meeting
- 07/08/24 Regular Meeting
- 08/12/24 Regular Meeting
- 09/09/24 Regular Meeting
- 10/14/24 Regular Meeting
- 11/11/24 Regular Meeting
- 12/09/24 Regular Meeting

Conflict

- 04/08/24
- 10/14/24
- 11/11/24

Possible Re-Schedule Dates

- Monday, 4/15/24 (*staff recommends*)
- Monday, 10/21/24 (*staff recommends*)
- Tuesday, 11/12/24 (*staff recommends*)