



TIRZ NO. 1 & NO. 2 BOARD REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Monday, August 10, 2020 at 4:00 PM

VIDEOCONFERENCE MEETING

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

The TIRZ No. 1 & No. 2 Board respectfully requests that all microphones and webcams be disabled unless you are a member of the Board. City staff, consultants and presenters, please enable your microphone and webcam when presenting to the Commission.

Agenda

VIDEOCONFERENCE MEETING INFORMATION

Join Zoom Meeting

<https://us02web.zoom.us/j/88919547129?pwd=ZmovZkwxTUI6UDJGY0lvVy9EdmtnUT09>

Meeting ID: 889 1954 7129

Passcode: 574892

Dial Toll Free:

888 475 4499

877 853 5257

Find your local number: <https://us02web.zoom.us/j/88919547129>

Join by Skype for Business: <https://us02web.zoom.us/skype/88919547129>

CALL TO ORDER AND ROLL CALL

Board Members:

Dave Edwards, Chair

Mim James, Vice Chair

Missy Atwood

Mike Figer

Todd Washburn

John McIntosh

Walt Smith

Shannon O'Connor (Advisory Board Member)

Bob Richardson (Advisory Board Member)

Staff, Consultants and Appointed/Elected Officials:

City Administrator Michelle Fischer

City Attorney Laura Mueller

City Secretary Andrea Cunningham

TIRZ Project Manager Keenan Smith

TIRZ Administrator Jon Snyder (P3Works, LLC)

Town Center P3 Consultant, Darin Smith (EPS, Inc.)

TIRZ Communications Consultants, Jed Buie and Tori Robertson (Buie & Co.)

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 the July 13, 2020 TIRZ No. 1 & No. 2 Board regular meeting minutes.**

BUSINESS

- 2. Update and discussion regarding TIRZ Project Interlocal Agreements and Deliverables.**
 - a) Real Estate Agreements
 - b) Infrastructure Cost Sharing Agreements
 - c) Plan of Finance
- 3. Presentation, discussion and acceptance of the TIRZ Administrator Q2 Summary & Report.**
- 4. Update and possible action regarding the Town Center Communication Plan.**
- 5. Update and discussion regarding TIRZ Priority Projects.**
 - a) Town Center Square & Pavilion
 - b) Old Fitzhugh Road
 - c) Downtown Parking
 - d) Triangle
 - e) Project Manager's Cost Analysis & Summary

6. Discussion regarding TIRZ No. 1 & No. 2 Board Hays County Representative seat vacation.

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 Meetings

September 14, 2020 at 4:00 p.m.

October 5, 2020 at 4:00 p.m.

November 11, 2020 at 4:00 p.m.

City Council Meetings

August 11, 2020 at 6:00 p.m. (Workshop 6:00 / Regular Meeting 6:30)

August 18, 2020 at 6:00 p.m.

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING

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

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

I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on August 7, 2020 at 12:15 p.m.

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 (TIRZ) No. 1 & No. 2 Board

Regular Meeting Minutes July 13, 2020 at 4:00 p.m.

A Regular Meeting of the Tax Increment Reinvestment Zone (TIRZ) No. 1 & No. 2 Board was held Monday, July 13, 2020 beginning at 4:00 p.m. via Videoconference and in the City Hall Council Chambers located at 511 Mercer Street, Dripping Springs, Texas.

I. VIDEOCONFERENCE MEETING

This meeting will be held via videoconference and the public is encouraged and welcome to participate. Public comment may be given during the videoconference by joining the meeting using the information below. Public comment for this meeting may also be submitted to the City Secretary at acunningham@cityofdrippingsprings.com, no later than 1:00 p.m., Monday, July 13, 2020.

The TIRZ No. 1 & No. 2 Board respectfully requests that all microphones and webcams be disabled unless you are a member of the Board. City staff, consultants and presenters please enable your microphone and webcam when presenting to the Board.

Join Zoom Meeting

<https://us02web.zoom.us/j/83849657983?pwd=RVpjdTQxQWxOTStOOTltMGIzbXFBUt09>

Meeting ID: 838 4965 7983

Password: 278627

One tap mobile

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+16699009128,,83849657983#,,,,0#,,278627# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

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+1 253 215 8782 US (Tacoma)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

888 475 4499 US Toll-free

877 853 5257 US Toll-free

Meeting ID: 838 4965 7983

Password: 278627

Find your local number: <https://us02web.zoom.us/j/83849657983>

Join by Skype for Business

<https://us02web.zoom.us/j/83849657983>

II. CALL TO ORDER AND ROLL CALL

Board Members present were:

Dave Edwards, Chair
 Mim James, Vice Chair
 Missy Atwood
 Todd Washburn
 Shannon O'Connor (Advisory Board Member)
 Bob Richardson (Advisory Board Member)

Board Members absent were:

Mike Figer
 John McIntosh
 Walt Smith

City Staff/Appointed Officials present were:

City Administrator Michelle Fischer
 City Attorney Laura Mueller
 City Secretary Andrea Cunningham
 Communications Director Lisa Sullivan
 Council Member Taline Manassian
 TIRZ Projects Manager Keenan Smith

With a quorum of the Board present, Chair Edwards called the meeting to order at 4:03 p.m.

III. 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 the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the 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 from the city secretary. By law no action may be taken during Presentations of Citizens.

No one spoke during Presentation of Citizens.

IV. MINUTES

A. **Discuss and consider approval of the TIRZ No. 1 & No. 2 Board Regular meeting minutes of June 8, 2020 and the Special meeting minutes of June 19, 2020.**

1. June 8, 2020 Regular Meeting Minutes

A motion was made by Vice Chair James to approve the June 8, 2020 regular meeting minutes. Board Member Washburn seconded the motion which carried unanimously 4 to 0.

2. June 19, 2020 Special Meeting Minutes

A motion was made by Board Member Atwood to approve the June 19, 2020 special meeting minutes. Vice Chair James seconded the motion which carried unanimously 4 to 0.

V. BUSINESS

A. Update and discussion regarding TIRZ Project Interlocal Agreements and Deliverables.

1. Real Estate Agreements

Mayor Pro Tem Manassian and John Kroll presented the item. Discussions regarding the real estate transaction, whether a swap or purchase, are ongoing with the stakeholders. It is possible that an agreement can be drafted for review in about 4 – 6 weeks which would outline a purchase then swap if desired; this can also begin with a swap followed by a purchase, if necessary.

2. Shared Infrastructure Cost Sharing Agreements

Mayor Pro Tem Manassian presented the item. Vice Chair James, Keenan Smith and Darin Smith are meeting on the details and will bring a proposal for Board feedback and comment.

Vice Chair James reviewed the proposal progression expressed that the 3 main issues to understand are: 1) Inflection point between cost sharing for planning phase and cost sharing for project phase, 2) Elements involved in the planning and project phases, and 3) That certain costs will be 100% the responsibility of the City and Library and the remaining costs will be distributed equitably.

3. Team Plan of Finance

Laura Mueller presented the item. Thus far the School District has approved the agreement, the Library District and County will be considering approval in the coming weeks and the City will considered approval at the July 14, 2020 meeting.

B. Discuss and consider possible action regarding Proposed Task Orders and/or Professional Services Agreements related to TIRZ Projects.

Keenan Smith presented the staff report and reviewed proposals which are on file. Staff recommends approval of the amendments.

- 1. Preconstruction Services, AG / CM, Inc.*
- 2. P3 Advisor, Economic & Planning Systems, Inc.*
- 3. Engineering & Surveying Services, HDR Engineering, Inc.*

4. Architectural & Planning Consultant, McCann Adams Studio

A motion was made by Board Member Atwood to recommend City Council approval of the Amendments to Professional Services Agreements with AG | CM, Inc., Economic and Planning Systems, Inc., HDR Engineering, Inc., and McCann Adams Studio related to TIRZ Projects. Board Member Washburn seconded the motion which carried unanimously 4 to 0.

C. Update, discussion and possible staff direction regarding TIRZ Communications Services.

Chair Edwards presented the item and updated the Board on the TIRZ Communications Kick-Off meeting. Communications Director Lisa Sullivan will be working with Buie & Co. on talking points, messaging and improvements and updates to the TIRZ webpage.

D. Update and discussion regarding TIRZ Priority Projects.

Kennan Smith presented the staff report.

1. Town Center Square & Pavilion

The City has submitted the Town Center project to POSAC for possible funding.

2. Old Fitzhugh Road

The City has submitted the Old Fitzhugh Road project to POSAC for possible funding.

3. Downtown Parking

The City has approved the Downtown Parking Ordinance and staff is working on possible additional parking at the Stephenson Building lot.

4. Triangle

This project is still on hold due to FEMA and TxDOT projects.

5. Project Manager's Cost Analysis & Summary

Cots Analysis & Summary is on file and available for review.

VI. 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 on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.

A motion was made by Vice Chair James to adjourn into Executive Session under Texas Local Government Code Sections 551.071, Consultation with City Attorney and 551.072, Deliberations about Real Property and regarding Business Agenda Item A and related to TIRZ Project Interlocal Agreements and Deliverables. Board Member Atwood seconded the motion which carried unanimously 4 to 0.

The Board met in Executive Session from 5:16 – 5:34 p.m. No vote or action was taken in Executive Session and Chair Edwards returned the meeting to Open Session at 5:34 p.m.

VII. UPCOMING MEETINGS

A. TIRZ No. 1 & No. 2 Board Meetings

August 10, 2020 at 4:00 p.m.

September 14, 2020 at 4:00 p.m.

October 5, 2020 at 4:00 p.m.

B. City Council & Board of Adjustment Meetings

July 14, 2020 at 6:00 p.m. (6:00 Workshop / 6:30 Regular Meeting)

July 21, 2020 at 6:00 p.m.

August 11, 2020 at 6:00 p.m. (6:00 Workshop / 6:30 Regular Meeting)

August 18, 2020 at 6:00 p.m.

VIII. ADJOURN

A motion was made by Vice Chair James to adjourn the meeting. Board Member Atwood seconded the motion which carried unanimously 4 to 0.

This regular meeting adjourned at 5:35 p.m.



PARKS & OPEN SPACE ADVISORY COMMISSION
Recommendations to Commissioners Court

July 28, 2020



A SENSE OF PLACE

“As the state’s population becomes more urban and disconnected from our lands, water and wildlife it becomes increasingly important to provide accessible, safe and enjoyable outdoor opportunities and to educate the public about the natural resources of Texas.

Access to parks, neighborhood green spaces and nature centers helps children and people of all ages develop a sense of place. A sense of place describes the relationship with where one lives, and an appreciation of its unique natural and cultural heritage ...





A SENSE OF BEAUTY AND WONDER

Experiencing nature as a shared heritage combats isolation and builds stronger communities.

Experiences that bond children to the natural world sharpen their senses, inspire a sense of beauty and build emerging concepts of biology, geology, physics and language.”

Dr. Joe Frost, Professor Emeritus, College of Education University of Texas at Austin





AN INVESTMENT IN HEALTH

“Time in nature is not leisure time; it’s an essential investment in our children’s health — and also by the way, in our own.”

Richard Louv, author Last Child in the Woods





POSAC APPOINTED – FEB 2020

Commissioners (Appointed by)

- Scott Way, Chair (Shell)
- Kathryn Nichols, Vice-Chair (Jones)
- Lori Olson, Vice-Chair (Becerra)
- Jim Camp (Jones)
- Burt Dement (Smith)
- Laura DuPont (Shell)
- Carolyn Gonzales (Ingalsbe)
- Blanca Loya (Ingalsbe)
- Lisa Prewitt (Becerra)
- Scott Tomhave (Smith)



OUR CHARTER

...to establish a democratic, inclusive process to study a parks, open space, and conservation bond program that will yield project recommendations to the Hays County Commissioners Court meant to ensure the confidence and trust of Hays County voters.

Identify the fundamentally critical needs for Hays County projects that include parks, open space, scenic vistas, water quality, water quantity, endangered species habitat, access to water recreation, trails/trail systems, flood mitigation lands, and any other necessary land or water conservation project(s)....

POSAC goals and priorities are found in the 2012 Hays County Parks, Open Space and Natural Areas MASTER PLAN.



OUR PATH & COMMITMENT

POSAC took the Charter and charged ahead

- 11 meetings, March 7 through July 22 (all but first conducted via Zoom)
- Charter accepted; Bylaws adopted
- Consensus-based decision-making process
- Leadership team selected
- Educational and project presentations; site tours (June 20, June 27)
- Development of criteria, forms, process, evaluation, scoring
- Subcommittee evaluations, July 1–July 22
- Estimated total of 600-700 POSAC person hours for meetings, study, analysis, evaluation, recommendation
- Desire for continuance



OUR PROCESS

Call for projects, May 19 (media, social, sharing, direct emails)

Project Information Form (PIF, online submission form)

- Criteria from 2012 Master Plan
- Three categories
 - Urban Parks
 - Open Space/Natural Areas/Trails/Water Quality/Habitat
 - Connectivity
- Funding request, match, partners



OUR PROCESS (CONT.)

Review/Research/Evaluation/Scoring by Sub-Committees

- Project Scoring Sheet, up to 100 pts, High-Med-Low
- All POSAC review and consensus reached (7/15/20)

Leadership Team strawman for tiered recommendations

- Discussed and approved 7/22/20
- See handout and project map



OUR WORK

Project evaluation emphasized top 10 priorities from 2012 Master Plan

- River/creek access
- Multi-use trails
- Youth camping
- Camping
- Nature enjoyment
- Nature center
- Festival and event space
- Recreation center /sport complex/sports fields
- Shooting sports
- Community gardens



OUR WORK (CONT.)

Scoring criteria developed from Master Plan, Charter, & POSAC community values.

- Meet Master Plan goals
- Provide high priority facilities
- Demonstrate readiness to complete project in 5 years
- Provide leverage — land and/or funds
- Demonstrate on-going management and operations capacity
- Accessibility to the public
- Accommodate variety of users
- Preserve/protect natural resources
- Make significant scale of impact
- Create new recreational opportunities
- Demonstrate broad community support



OUR WORK (CONT.)

Thorough evaluation process

- Follow up with proposers if additional information needed
- Reviewed and scored by POSAC sub-committees
 - Urban Parks
 - Open Space/Natural Areas/Trails/Water Quality/Habitat
 - Connectivity
- All POSAC members participated in a sub-committee
- Review by Leadership Team
- Review and agreement by full POSAC



HAYS COUNTY HISTORY OF SUCCESS

2007 Hays County Parks & Open Space Bond

“The issuance of \$30,000,000 of Hays County Tax Bonds for Parks, Natural Areas, Open space and related projects, and the Preservation of Water Quality, Aquifer Recharge Areas, and Wildlife Habitat, and the Levying of a Tax in Payment thereof.”

- No projects identified BEFORE the bond election
- Voter approved by 2:1 margin (68% YES)
- POSAB Citizen committee appointed to score/recommend
- Goal of 1:1 matching funds was exceeded
- County invested ~\$30 Million in projects totaling ~ \$76 Million



HAYS COUNTY HISTORY OF SUCCESS (CONT.)

By leveraging \$30 Million from 2007 bond, today we enjoy all these projects:

Five Mile Dam Park | Jacob's Well Natural Area | Winter's Mill/Blue Hole Loop Trail | Dahlstrom Ranch Conservation Easement & Gay Ruby Dahlstrom Nature Preserve | La Cima Conservation Easement | Wildenthal RHCP | Buda Stagecoach Park | Buda Tyler Norris Memorial Skateboard Park | Buda Bradfield Park & Trails | Dripping Springs Ranch Park | Kyle City Square Park | Kyle Gregg-Clarke Park | Kyle Plum Creek Preserve/Lake Kyle Park | San Marcos Combined Parks Improvements | Wimberley Blue Hole Regional Park | Dripping Springs Youth Sports Association Sports Fields | Hays County Youth Sports Complex/FM 2770 | Bear Creek Park & Trail (Belterra) | North Hays Optimist Foundation Park (Goforth Road) | Village of San Marcos Youth Sports Fields



TIME FOR CONTINUED INVESTMENT

Hays County 2nd fastest growing county in the nation in past decade

- Current population est. 230,191
 - more than double from 2000 at 97,589
- Median value of owner-occupied housing units
 - 2014-2018: \$222,300
- Median household income
 - 2014-2018: \$65,935
- County tax rate stable
 - 0.4337/100 (2018-2019)



OPPORTUNITY ABOUND

POSAC Call for Projects

- 16 Projects submitted, May – July
 - Hays County
 - Municipalities
 - Non-Profit Organizations
 - Land Trusts/Landowners
- Total funding requests to Hays County ~\$115,400,000
- Total project costs > \$176 Million
- Projects yet to come from cities of San Marcos and Buda
- Opportunities for additional project partners and federal/state funds, loans, grants



TIERED PROJECT RECOMMENDATIONS

Tier One Projects: very best; highly recommend to fund at some level

- Open Space/Natural Areas/Trails/Water Quality/Habitat
 - Coleman’s Canyon Preserve
 - Sentinel Peak Park & Preserve
 - San Marcos River Recharge Lands
 - 1,200-acre regional park, water quality/trails
 - Purgatory Creek Open Space, Habitat and Clean Waters Preserve

- Connectivity
 - Violet Crown Trail in Hays County
 - Cape’s Fishing Pond



TIERED PROJECT RECOMMENDATIONS (CONT.)

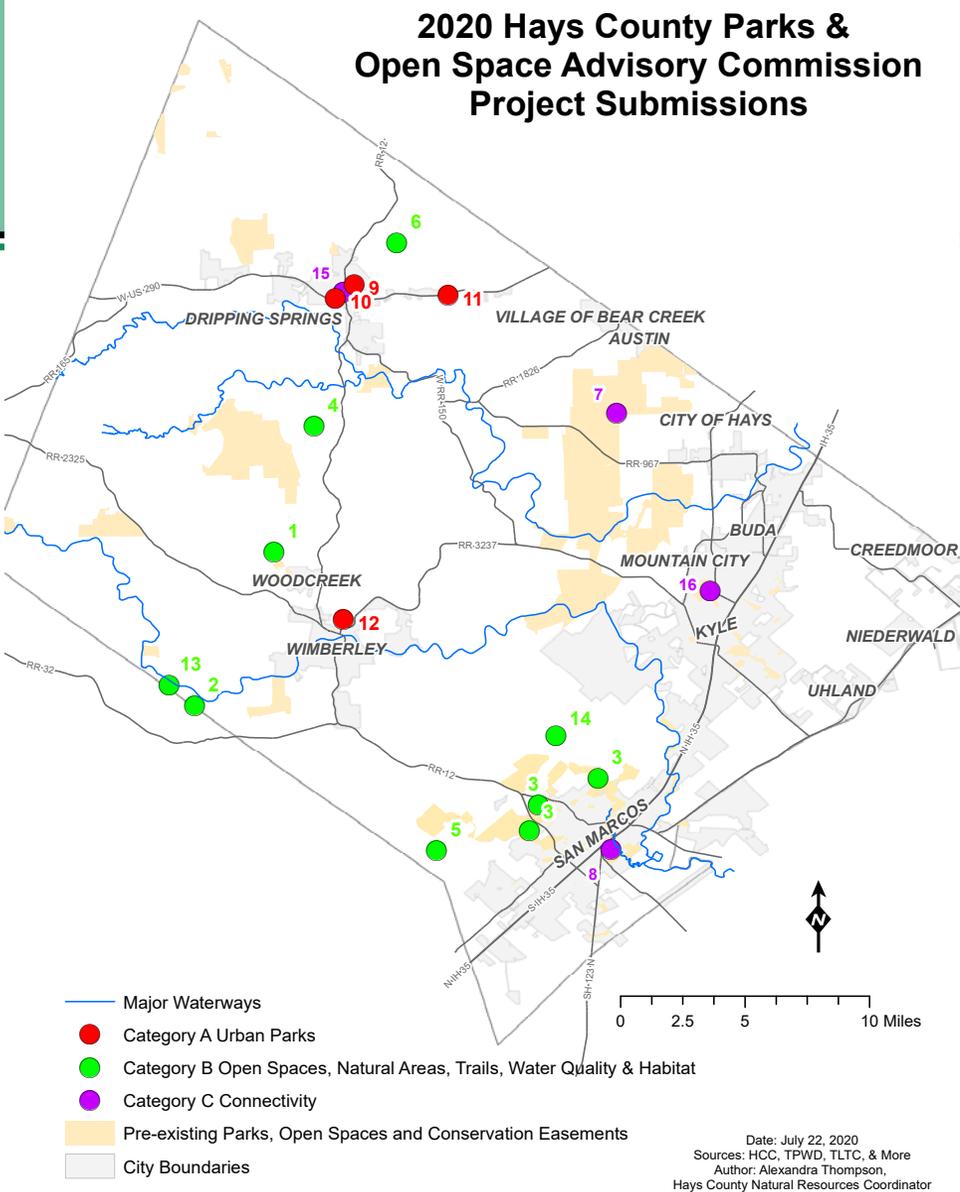
Tier Two Projects: very good; strong recommendation to fund at some level

- Urban Parks
 - Dripping Springs Regional Skate Park
 - Dripping Springs Town Center
 - Patriot’s Hall
 - Nature Center at Blue Hole Park
- Open Space/Natural Areas/Trails/Water Quality/Habitat
 - John Knox Ranch Preserve
 - Presa Grande, Sink Creek Watershed
- Connectivity
 - Old Fitzhugh Road Trail
 - Kyle Fajita Fields



2020 Hays County Parks & Open Space Advisory Commission Project Submissions

Recommended Project Overview by Tier in order of priority within each Category





1. COLEMAN’S CANYON PRESERVE

TIER ONE: Open Space/Natural Areas/Trails/Water Quality/Habitat

Project Sponsor: Wimberley Valley Watershed Association (WVWA)

Coleman’s Canyon Preserve is a 117-acre land conservation and restoration project contiguous to Jacob’s Well Natural Area. The property contains significant karst features that recharge Jacob’s Well Spring including the iconic Wimberley Bat Cave and more than 100 acres of Golden-cheeked Warbler habitat.

Funds requested
\$2,600,000

Fee simple land acquisition,
117-acres

Potential for re-investment
of \$2-2.6 million by WVWA
to secure adjacent lands,
design and engineering for
site improvements and
infrastructure

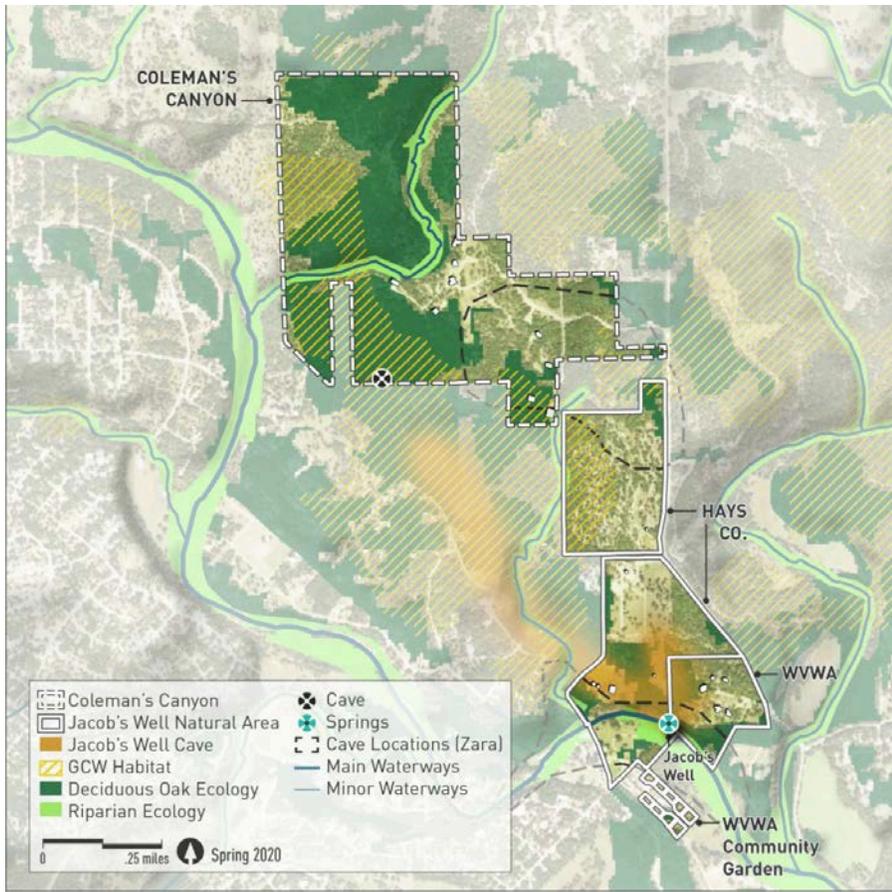


1. COLEMAN'S CANYON PRESERVE

SITE POTENTIAL

- Open space connections
- Recreation opportunities
- Ecological sensitivity

- 1 Family Camp Sites
- 2 Meadow & Woodland Restoration
- 3 Views over Canyon
- 4 Permanent Camp Structure





1. COLEMAN’S CANYON PRESERVE



“Excellent opportunity to add to jewel of Hays County parks – Jacob’s Well Natural Area; unique opportunity for long trail system; multiple benefits and partners; camping (new) access in area.”

From POSAC Review Notes



2. SENTINEL PEAK PARK & PRESERVE

TIER ONE: Open Space/Natural Areas/Trails/Water Quality/Habitat

Project Sponsor: Hays County

This property will serve mainly as a Golden-cheeked Warbler habitat preserve, but the County wants to include limited public access and low-impact and passive recreation for the public on the property as well. This passive recreation will include river access and river recreation activities as well as trail usage on the pre-existing trails originally created by the Boy Scouts when they owned the property.

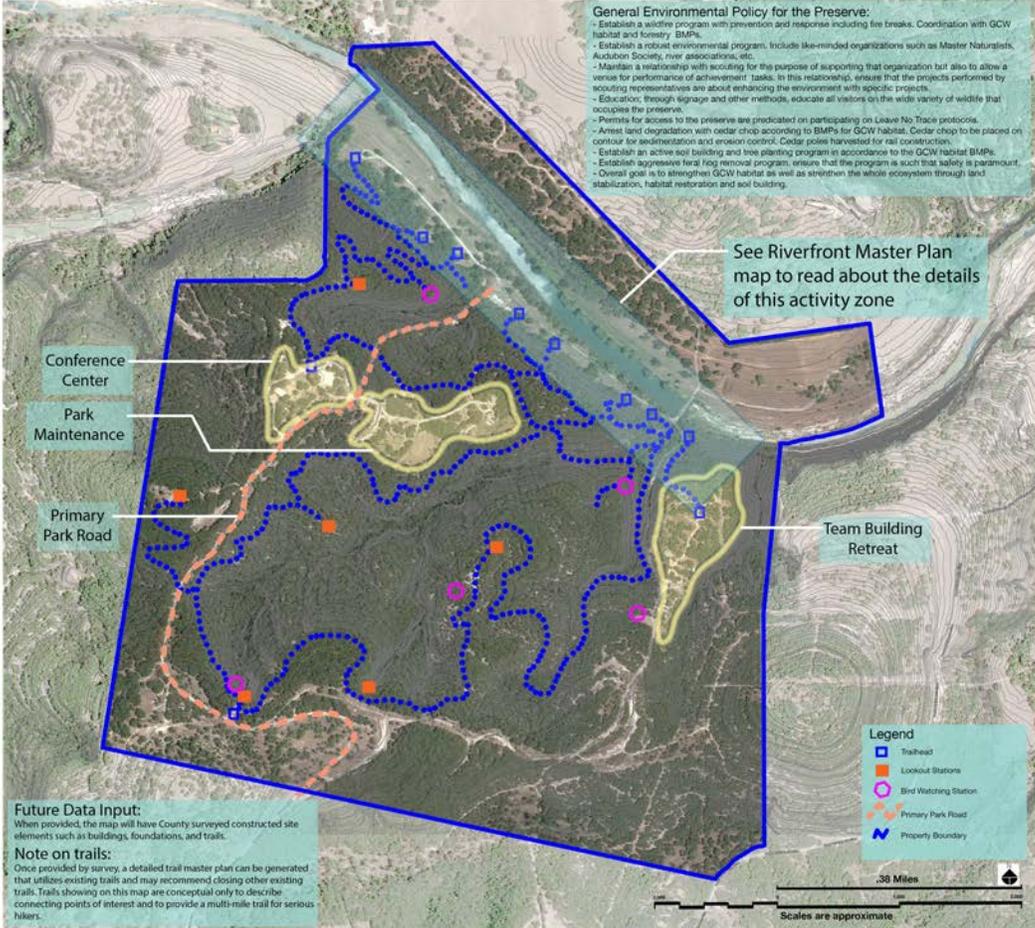
Funds requested
\$10,000,000

Fee simple land acquisition (535-acres); Facility design and/or construction

Potential for up to \$6 Million from the TWDB Clean Water State Revolving Fund (CWSRF), if the County is approved, to fund the fee-simple acquisition of the property



2. SENTINEL PEAK PARK & PRESERVE



Conference Center:
There are many organizations in Central Texas or state-wide that need small to medium size space for all types of educational events. This is seen as a profit center for funding park improvements. The facility is perfectly situated for environmental education and programming with a broad variety of outdoor and indoor space.

Team Building Retreat:
This campus has the right kinds of elements for team-building retreat activities. In a recent conversation with a consultant that organizes these, the activities for team building are both lecture oriented and physical activity oriented. This was formerly one of two scout skills campuses. This particular one is focused on ropes, climbing, and other agility related skills the highlight of which is a zipline that crosses the Blanco River, currently not functional.

Park Management Campus:
Parks require a significant amount of work and all larger, remote parks need that space to be onsite for efficient operations. This site is the former scout skills shooting range. Being designed that way has provided several "yards" clear of trees and vegetation available for a wide variety of use such as mulching woody materials, stockpiling construction and farming equipment and materials, tree farming, stone yard, soil stockpile, etc.

Bird Watching Stations:
Birding as an activity is very popular all over the country and could be a source of revenue considering the incredible habitat value that the preserve offers. If a mechanism for allowing non-river patrons to park and hike, then this particular activity has the potential for tremendous activity.

Lookouts:
The potential locations for lookouts on the plan are mostly positioned along the trail that works its way around the preserve. In many cases, to function as lookouts, either elevated platforms could be incorporated or some tree clearing may have to be done.

Trail Difficulty Rating System

Trailhead	Easy	Moderately Difficult	Extremely Difficult
Easy Short, well-maintained trails with minimal elevation gain.	Moderately Difficult Trails with moderate elevation gain and some technical terrain.	Extremely Difficult Long, steep trails with significant elevation gain and technical terrain.	

Trail Signage falls into three categories:

- Wayfinding:** Clear signs to indicate where you are and where you want to go.
- Trail difficulty:** As shown above, it is important to call out the difficulty of a particular path so a hiker can decide if it's within their ability. In addition to the above, indicating where a trail is ADA compliant is important.
- Information & Education:** Trails are multifunctional. Primarily as exercise, fresh air, and instructional, take advantage to educate on a wide variety of issues such as environmental health, wildlife viewing, geology, cultural history, and Leave No Trace.

Overall Preserve Master Plan

Vista Planning & Design
1308
sheet number
Exh

Sentinel Peak Preserve Master Plan
El Rancho Cima, Hays & Comal Counties, Texas



2. SENTINEL PEAK PARK & PRESERVE



“Excellent!
Must do!”

From POSAC Review Notes



3. SAN MARCOS RIVER RECHARGE LANDS

TIER ONE: Open Space/Natural Areas/Trails/Water Quality/Habitat

Project Sponsor: San Marcos River Foundation

SMRF would like for Hays County to purchase the three properties listed below to create more greenspace for its residents. All properties are within the planned loop around the city and within the recharge zone. Protecting this acreage protects the Edwards Aquifer and San Marcos River.

- 1) Geiger tract: 75 Acres; COST: \$225,000-1,130,000 (CE with public trails)
- 2) Elsik tract: 102.8 Acres; COST: \$2,225,000
- 3) Icehouse: 56 Acres; COST: \$1,000,000

Funds requested
\$3,475,000 – 4,380,000

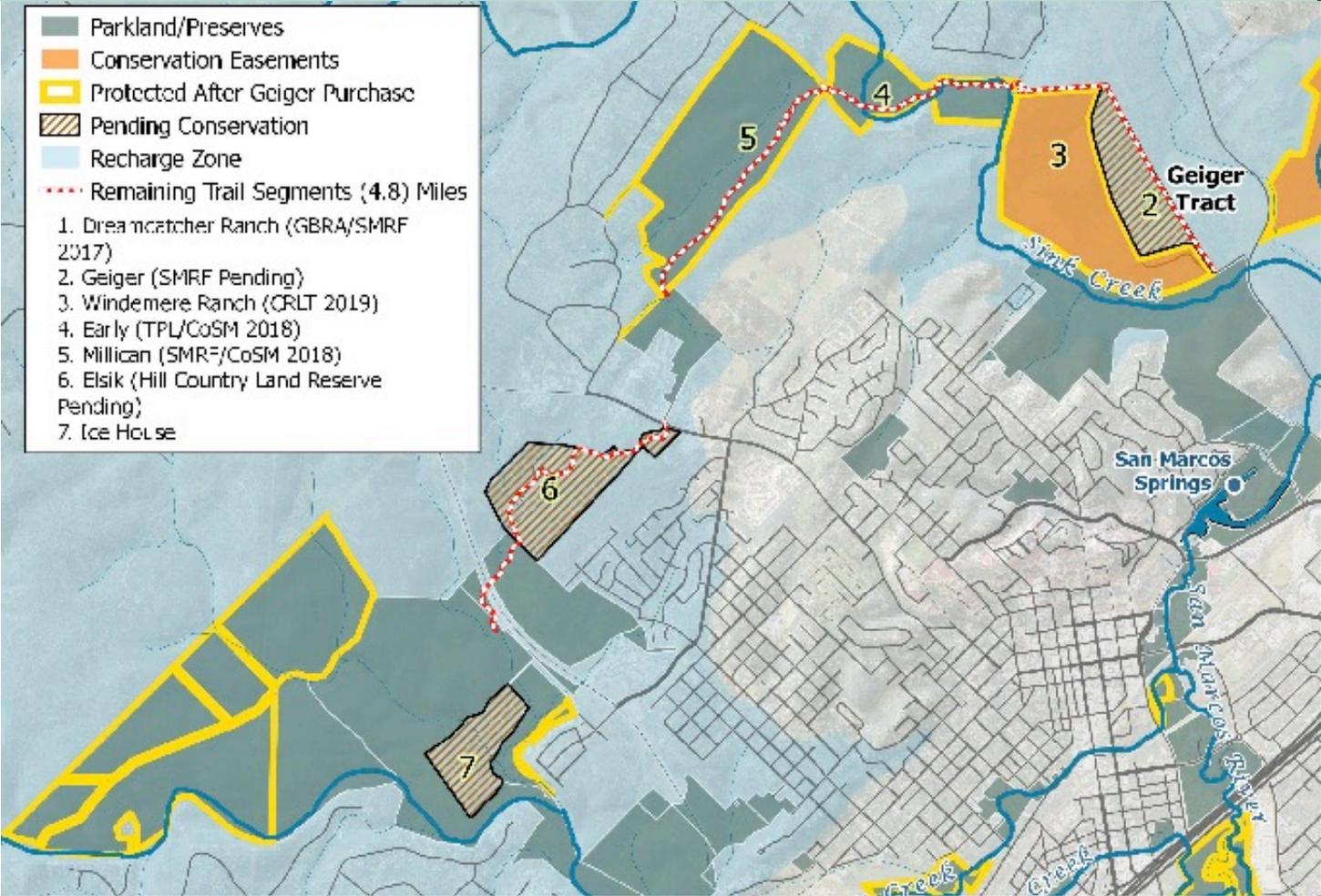
Fee simple land acquisition;
and conservation easement
(CE) acquisition

\$782,450 from SMRF and San
Marcos Greenbelt Alliance



3. SAN MARCOS RIVER RECHARGE LANDS

Tract 2: Geiger
Tract 6: Elsik
Tract 7: Icehouse



“Excellent opportunity to add to San Marcos greenbelt project; many benefits.”

From POSAC Review Notes



4. 1,200-AC. REGIONAL PARK (WATER QUALITY/TRAILS)

TIER ONE: Open Space/Natural Areas/Trails/Water Quality/Habitat

Project Sponsor: Hays County/COA via HCC

Adjacent to approximately 4,700 acres of permanently protected heritage ranch lands, that contains important, scenic watershed and habitat lands within the Gatlin Creek and Onion Creek watersheds.

The City of Austin has confirmed interest in partnering with Hays County to finance water quality protection through a fee acquisition (by the County) and subsequent or simultaneous protection of the property with a conservation easement to be held by the City.

Permitted uses could include passive recreation such as walking and hiking trails, similar to the Gay Ruby Dahlstrom Nature Preserve. Other forms of recreation consistent with open space protection may be possible in less sensitive area.

Funds requested
\$10,000,000

A regional, 1,200-acre park for Hays County, surrounded by conserved lands

City of Austin to pay the value attributable to the conservation easement; ~ \$10-11,000,000 providing at least a 1:1 match



4. 1,200-AC. REGIONAL PARK (WATER QUALITY/TRAILS)



Protects important watershed lands which are critical to the protection of Onion Creek and the quality of water recharging the Edwards Aquifer at downstream conduits.



5. HAYS COUNTY HABITAT, OPEN SPACE AND CLEAN WATERS PRESERVE (PURGATORY CREEK AREA)

TIER ONE: Open Space/Natural Areas/Trails/Water Quality/Habitat

Project Sponsor: Hill Country Conservancy

The proposed project is for the acquisition of a conservation easement over 1,068 acres of high-quality habitat, watershed, water quality, recharge and flood mitigation land, contiguous to the Purgatory Creek Natural Area, the La Cima Parkland, and the Hays County La Cima Preserve.

The project provides for public trail expansion and offers significant Golden-cheeked Warbler Mitigation Credits valued at more than \$5.7 million.

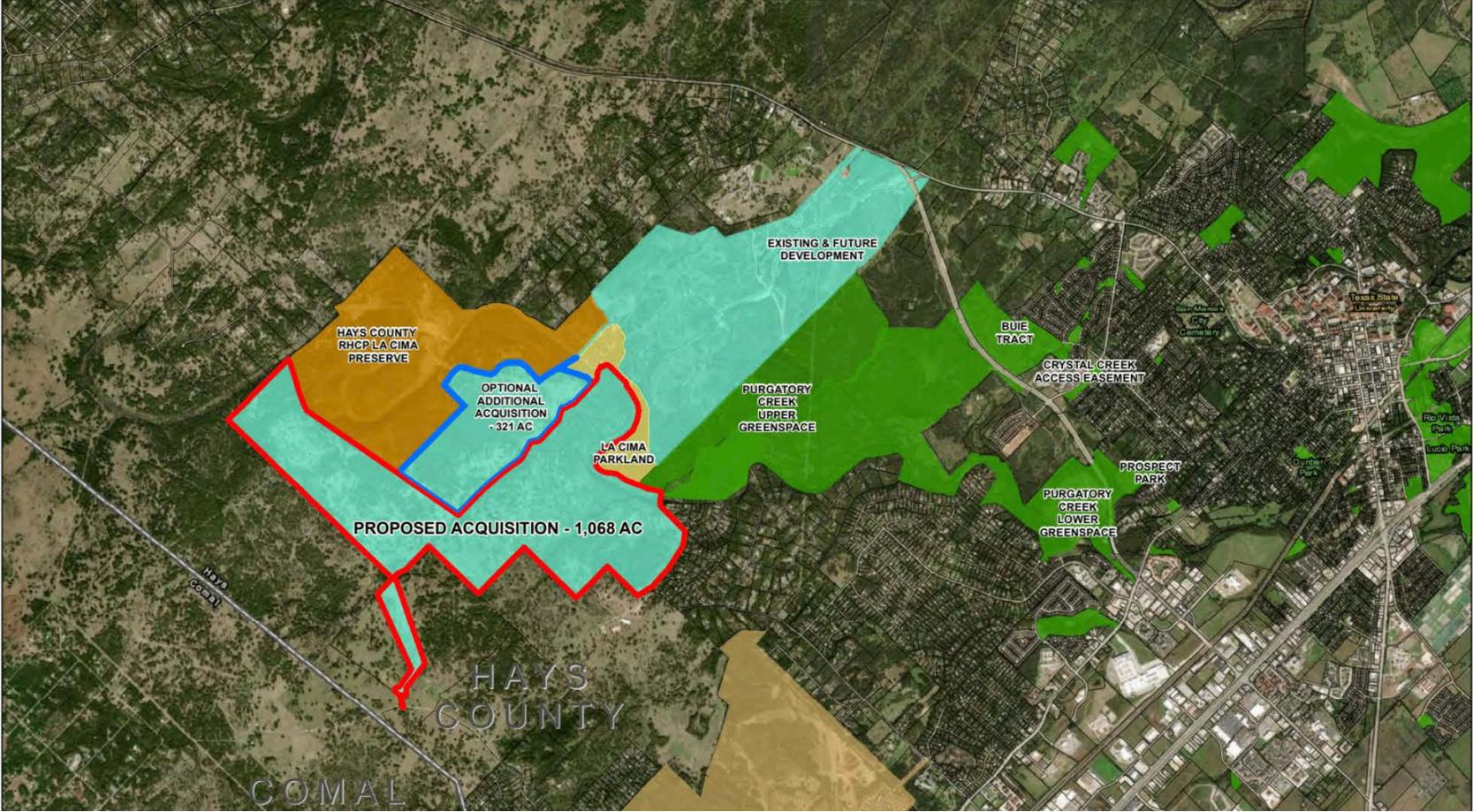
Funds requested
\$17,717,500

Conservation easement acquisition

Potential for TWDB Clean Water State Revolving Fund (CWSRF) low interest loan to the County



5. HAYS COUNTY HABITAT, OPEN SPACE AND CLEAN WATERS PRESERVE (PURGATORY CREEK AREA)



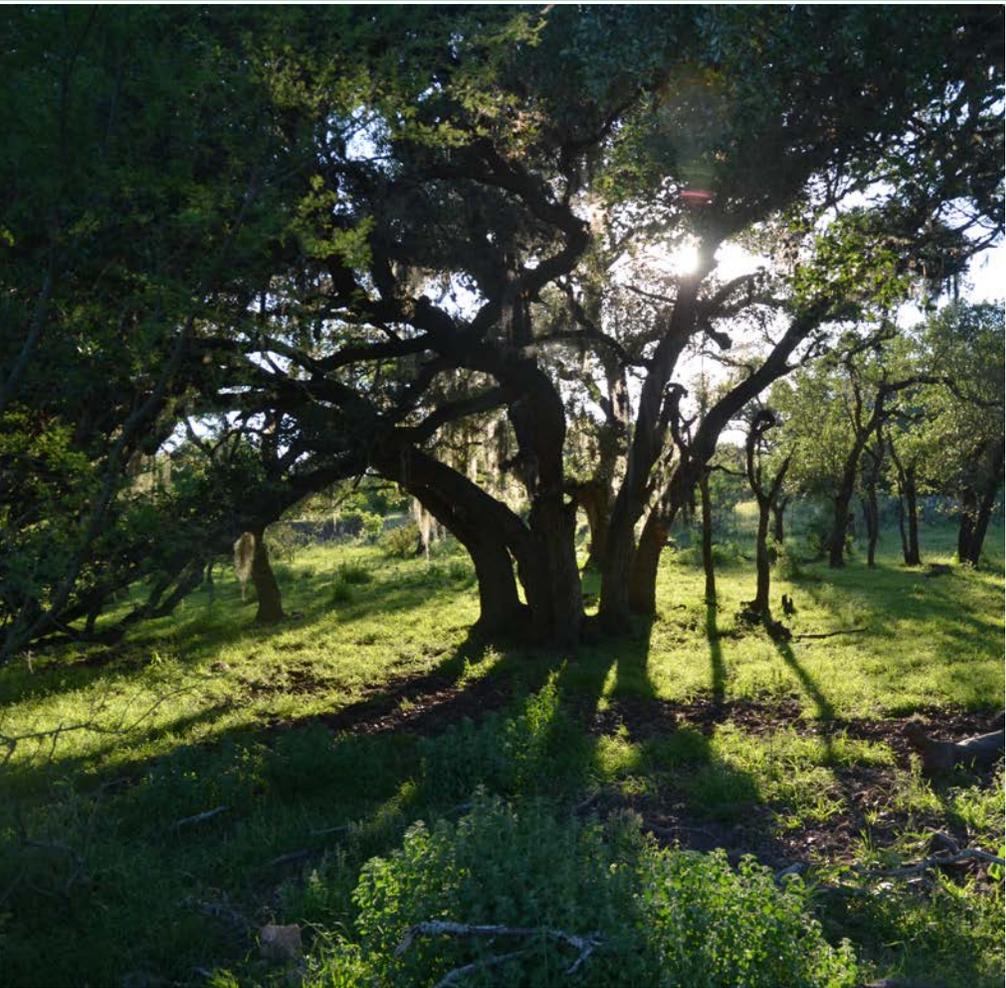
HAYS COUNTY HABITAT PRESERVE, OPENSACE, & CLEAN WATERS OPPORTUNITY REGIONAL MAP

0 1,500 3,000
FEET

- PROPOSED ACQUISITION - 1,068 AC
- OPTIONAL ADDITIONAL ACQUISITION - 321 AC
- EXISTING AND FUTURE DEVELOPMENT TRACTS
- HAYS COUNTY RHCP LA CIMA PRESERVE - 700 AC
- LA CIMA PARKLAND - 91.5 AC
- PUBLIC PARKLAND
- KISSING TREE DEVELOPMENT
- HCAD PARCELS
- COUNTY BOUNDARY



5. HAYS COUNTY HABITAT, OPEN SPACE AND CLEAN WATERS PRESERVE (PURGATORY CREEK AREA)



“Great continuous addition to Purgatory Greenspace; Warbler habitat and potential for grant funds; hiking access to regional trail system.”

From POSAC Review Notes



6. RATHGEBER NATURAL RESOURCES PARK

TIER ONE: Open Space/Natural Areas/Trails/Water Quality/Habitat

Project Sponsor: City of Dripping Springs

The Rathgeber Natural Resources Park (300 acres) is a future City of Dripping Springs Regional Nature Park that will enhance the lives of Dripping Springs and Hays County residents for generations. The mission of the park is to preserve, protect and connect a piece of iconic Texas Hill Country to its visitors.

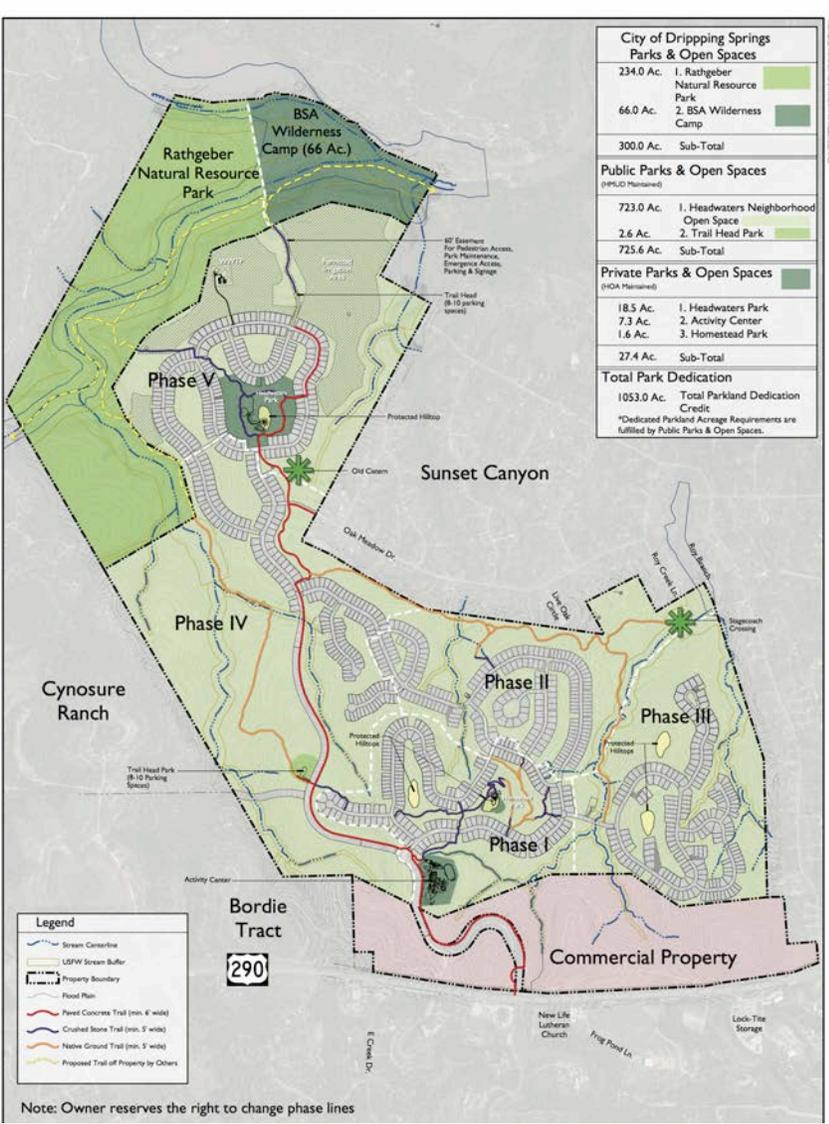
Funds requested
\$7,500,000

Land acquisition (300 acres), Planning (land management, design, engineering), Facility design and/or construction

Land value estimated at \$3,750,000 to \$5,250,000; plus City of DS additional \$110–175,000 for planning, public input, preliminary engineering, environmental studies

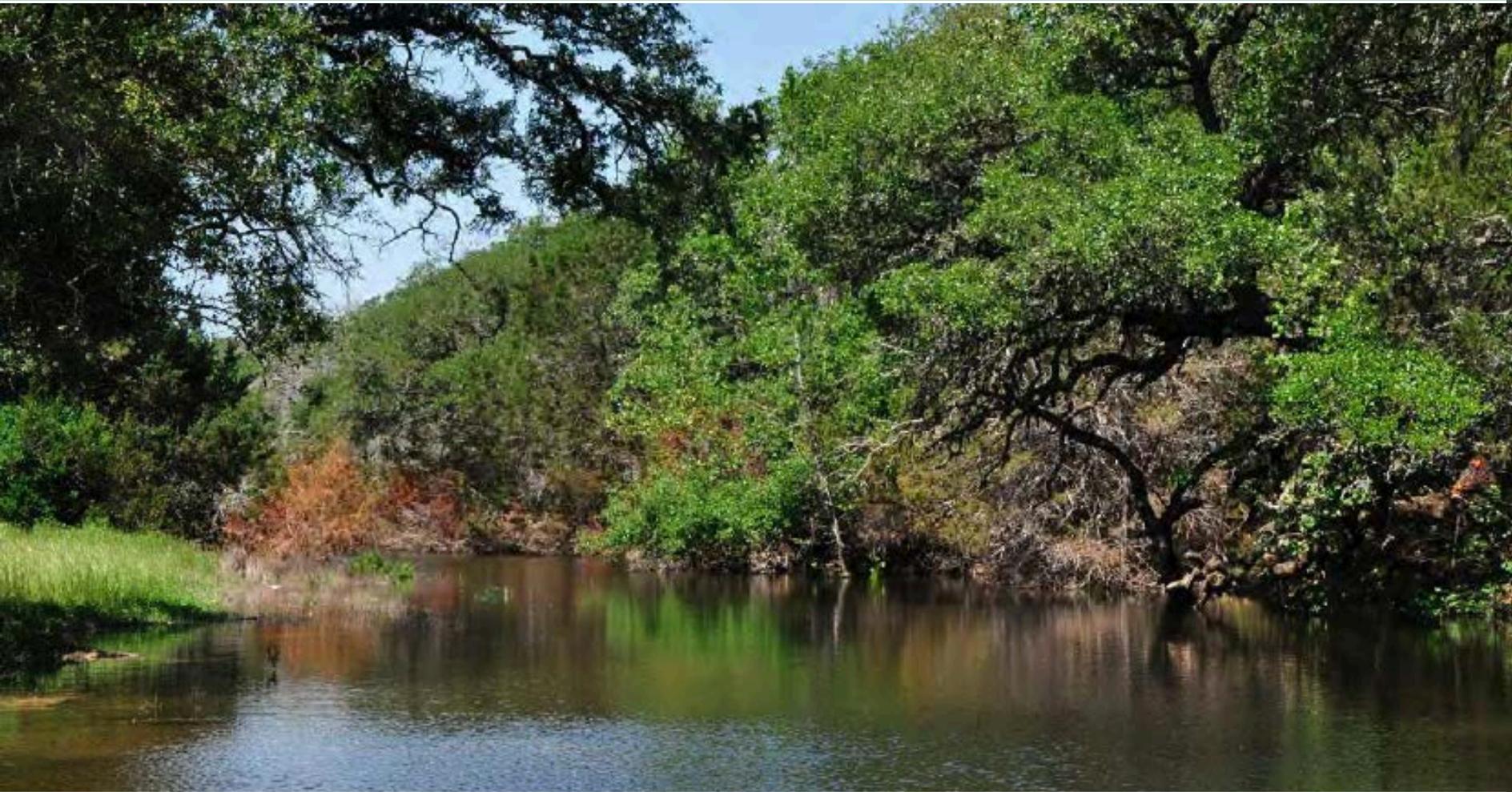


6. RATHGEBER NATURAL RESOURCES PARK





6. RATHGEBER NATURAL RESOURCES PARK



“A nearly pristine piece of Texas Hill Country, with both Barton Creek and Little Barton Creek flowing through it.”

From project submission letter



7. VIOLET CROWN TRAIL IN HAYS COUNTY

TIER ONE: Connectivity

Project Sponsor: Hill Country Conservancy

Fourteen miles of new, single-track, nature trail traversing publicly owned lands in Hays County about six miles West of Buda, with trail heads at Bliss Spillar Road and at the FM 967 crossing. Built to high-quality, sustainable trail standards.

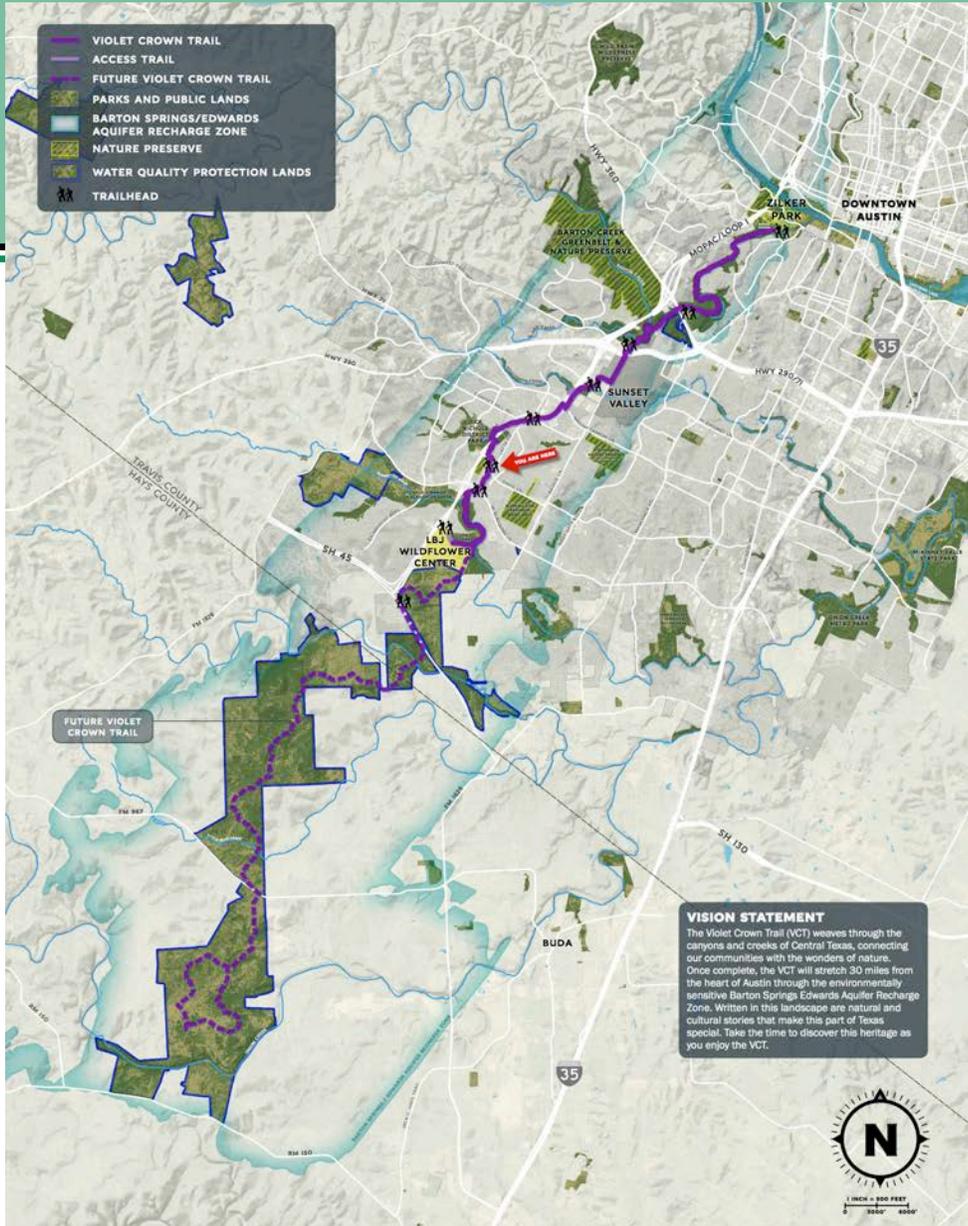
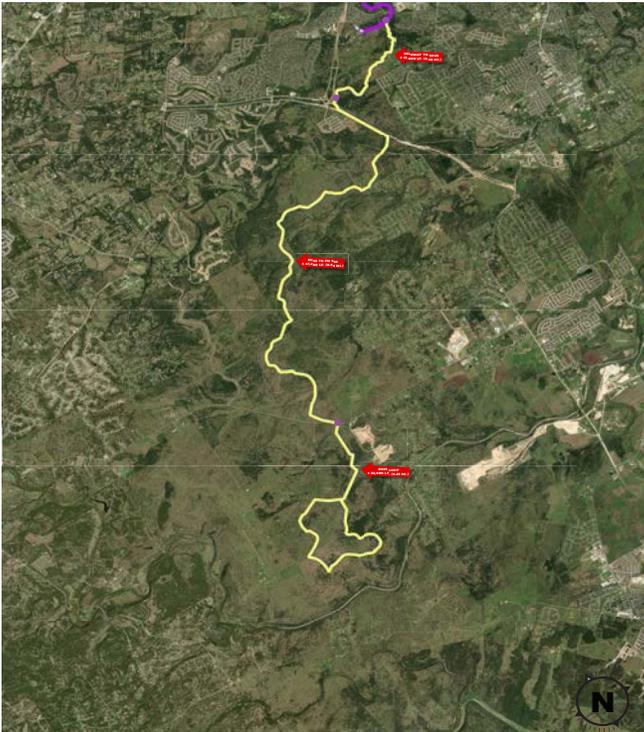
Funds requested
\$3,800,000

Facility design and/or construction

TPWD trails program, \$200K;
HCC grant, \$500K



VIOLET CROWN TRAIL



“14 miles of trail in the heart of the Edwards Aquifer recharge zone in northern Hays Co. Trail Heads at Bliss Spillar Road and FM 967. Trails would loop south near Onion Creek near FM 150”

From POSAC Review Notes



7. VIOLET CROWN TRAIL IN HAYS COUNTY





8. CAPE’S FISHING POND

TIER ONE: Connectivity

Project Sponsor: Hays County

A key land acquisition to provide multi-modal transportation connectivity between currently disconnected areas of San Marcos and local (and proposed regional) hike and bike trail systems.

The project pond could also qualify for a TPWD grant program known as Neighborhood Fishin’.

The Cape’s Fishing Pond also offers educational and other recreational opportunities and demonstration of rain gardens, bioswales and natural water filtration.

Funds requested
\$2,500,000

Phase I investment in trail improvements, a hike/bike bridge over the San Marcos River, and capital improvements related to the Neighborhood Fishin’ program, river viewing areas, and demonstrative drainage facilities

County purchased the land in March 2020 for \$2,600,000.



8. CAPE'S FISHING POND





8. CAPE'S FISHING POND





9. DRIPPING SPRINGS REGIONAL SKATE PARK

TIER TWO: Urban Parks

Project Sponsor: Dripping Springs Skate Park, Inc.

A plaza-style skatepark designed to provide a facility for young people, particularly at-risk youth, to pursue an athletic activity that they love.

In addition, it is a safe place for young people to develop active lifestyles away from the risks found in the streets. (14,000 square foot facility)

Funds requested
\$550,000

Facility design and/or construction

\$178,750 from land donation and other philanthropic grants/community partners



9. DRIPPING SPRINGS REGIONAL SKATE PARK



“This park will provide a fun and safe place for kids of all ages (as well as adults) to get exercise, hone a skill, and enjoy the outdoors.”

Comment from supporter



10. DRIPPING SPRINGS TOWN CENTER

TIER TWO: Urban Parks

Project Sponsor: City of Dripping Springs

Town Center Square will be the symbolic heart and vibrant public open space for Downtown Dripping Springs. An anchor and focal point for the Mercer St. Historic District and the town’s future civic buildings, it will draw both residents and visitors alike to its green spaces, festivals, markets and events.

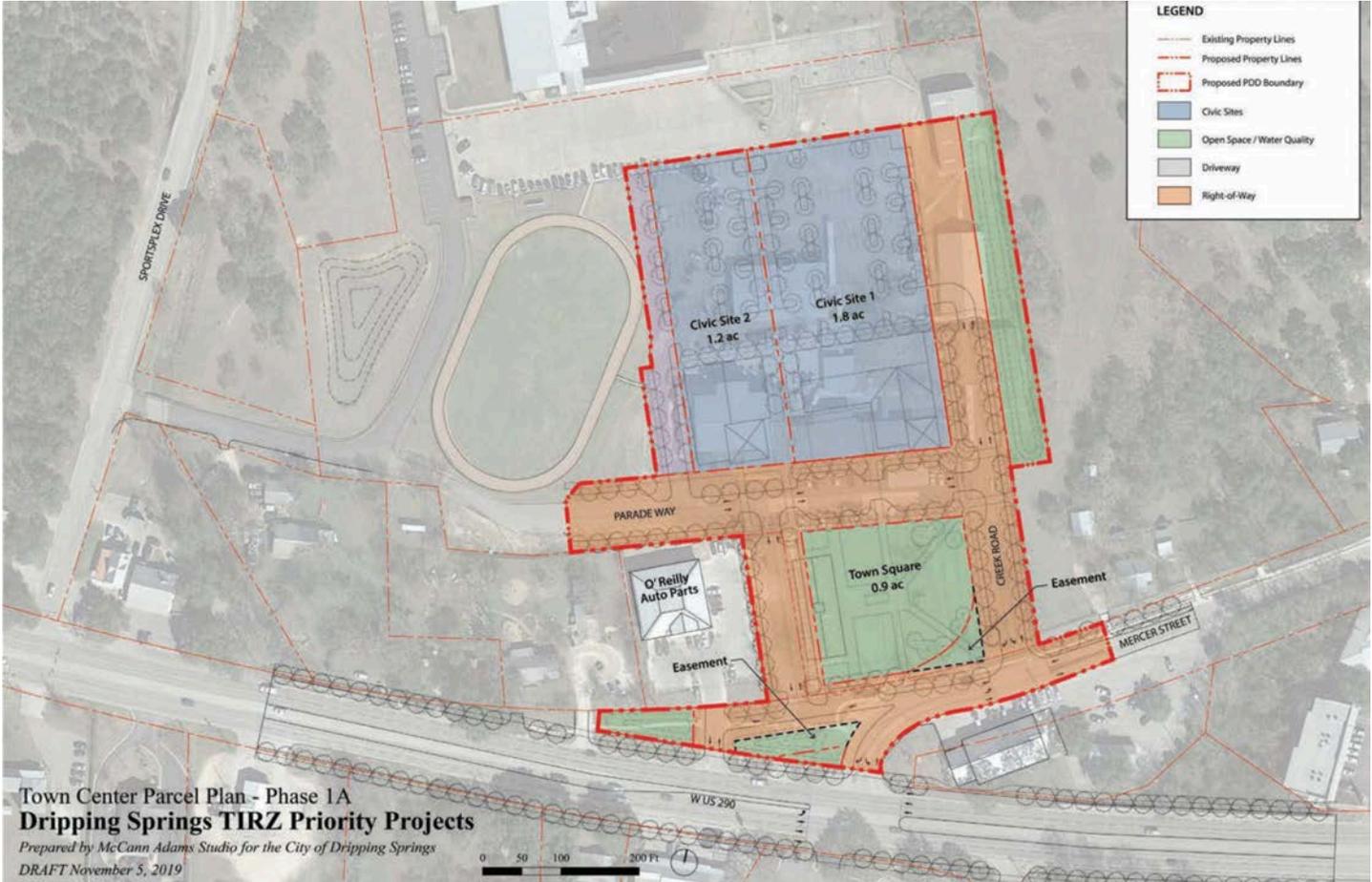
Funds requested
\$4,480,600

Land acquisition, Planning (land management, design, engineering), Facility design and/or construction

TIRZ partners: City of DS, Hays County, DS Library, DS School District



10. DRIPPING SPRINGS TOWN CENTER



“To co-locate the City, the School District, the County, and the Library in a cost-effective way into shared facilities (to provide) Civic Services...to serve future Community needs.”

From presentation notes



10. DRIPPING SPRINGS TOWN CENTER



“A civic open space in the heart of Dripping Springs ... for festivals, market activities, an events venue ... TIRZ project.”

From presentation notes



11. PATRIOT’S HALL, NEAR DRIPPING SPRINGS

TIER TWO: Urban Parks

Project Sponsor: PatriotsHall.org; Kathryn Chandler

Town Patriots’ Hall is a 10-acre retreat and resource base for ALL veterans and their families to connect and find support. The Gathering Hall will provide therapeutic classes, vet-to-vet mentoring, educational and motivational workshops, and job networking.

Project will be preserving approx. 60-70% of green space for veteran campouts, cookouts, fitness challenges, weekend equine therapy and fishing. Outdoor recreation to enjoy nature and socialize with other veterans and families is key, including working with the land, such as land stewardship through beekeeping and a vegetable garden.

Funds requested
\$1,500,000

Facility design and/or construction

Total project is \$5,900,000; have raised \$1,500,000 from local donors, + \$100K in-kind services.



11. PATRIOT’S HALL, NEAR DRIPPING SPRINGS



“Great project and will serve the veteran community with pride.”

From POSAC Review Notes



12. NATURE CENTER AT BLUE HOLE PARK

TIER TWO: Urban Parks

Project Sponsor: City of Wimberley

This project will include a public Nature Center, indoor/outdoor classrooms for our nature camp expansion, a greenhouse, a theatre to showcase nature documentaries, prairie and wetland restoration areas, and staff offices. The buildings will have rainwater collection systems for the greenhouse on approx. 7K square feet of covered space, and 2.5 acres outdoor space.

Funds requested
\$3,136,425

Planning (land management, design, engineering), Facility design and/or construction

No match at this time; project received numerous letters of support from Wimberley Community and Friends of Blue Hole



12. NATURE CENTER AT BLUE HOLE PARK



“Blue Hole Nature Camps that will utilize facility provide positive revenue for the City of Wimberley. In addition, fees for usage could provide revenue. Wimberley has a parks department that can maintain the facility.”

From POSAC Review Notes



13. JOHN KNOX RANCH PRESERVE

TIER TWO: Open Space/Natural Areas/Trails/Water Quality/Habitat

Project Sponsor: John Knox Ranch, Hill Country Conservancy

John Knox Ranch is a summer camp and retreat center owned and operated by Mission Presbytery of the Presbyterian Church (USA). John Knox Ranch’s 300 acres of beautiful Texas Hill Country and our Blue Hole Spring are unique natural resources.

The natural beauty of JKR includes Blanco River frontage, an artesian spring, Blue Hole, which is the head waters for Carpers Creek, grass savannahs, Texas hardwoods, old-growth Ashe Juniper, and Golden-cheeked Warbler habitat.

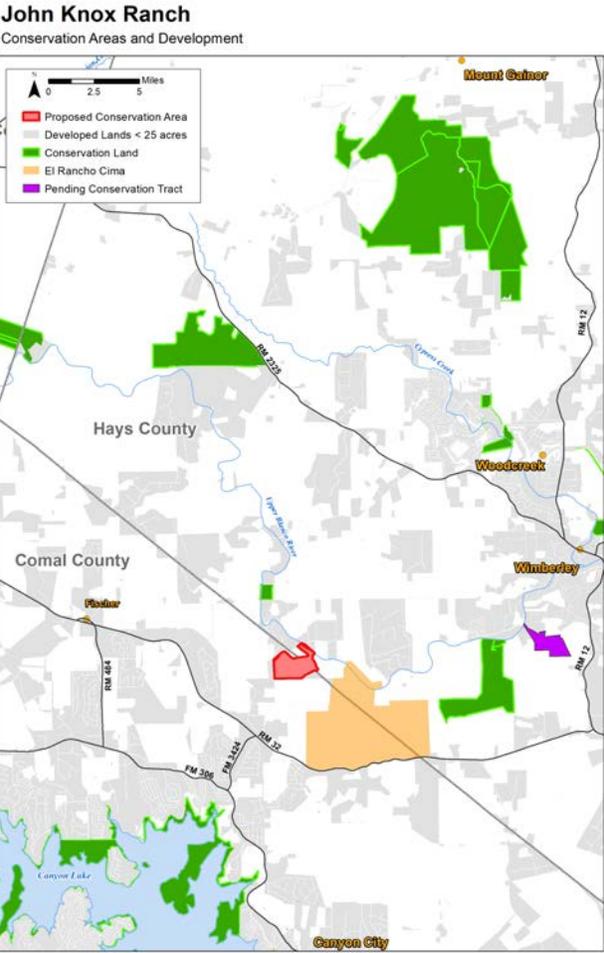
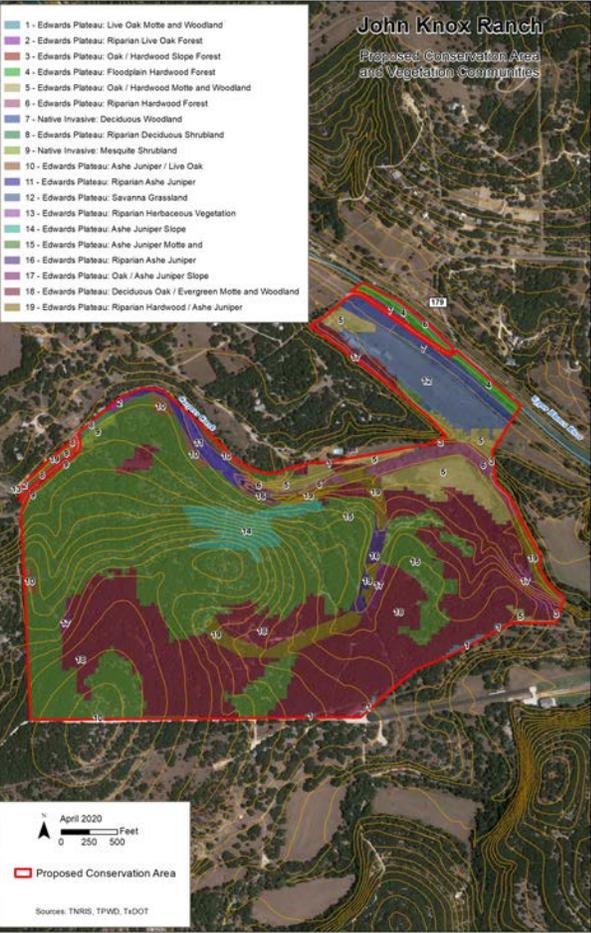
Funds requested
\$2,500,000

Conservation easement acquisition

No match at this time, but opportunity for NRCS funding



13. JOHN KNOX RANCH PRESERVE



“Presume some public access on conservation easement (seasonal/on certain weekends, etc.) for trail and/or river access;
Great natural resource protection opportunity.”

From POSAC Review Notes



13. JOHN KNOX RANCH PRESERVE





14. PRESA GRANDE – SINK CREEK WATERSHED

TIER TWO: Open Space/Natural Areas/Trails/Water Quality/Habitat

Project Sponsor: Great Springs Project/Hill Country Conservancy

This project is the purchase of fee simple or a conservation easement on an 844-acre tract that lies in the Sink Creek watershed. It contains significant aquifer recharge features, karst areas, water quality buffers, and spring buffers.

The property may contain some Golden-cheeked Warbler habitat. Natural areas on the property provide wildlife viewing and general nature enjoyment.

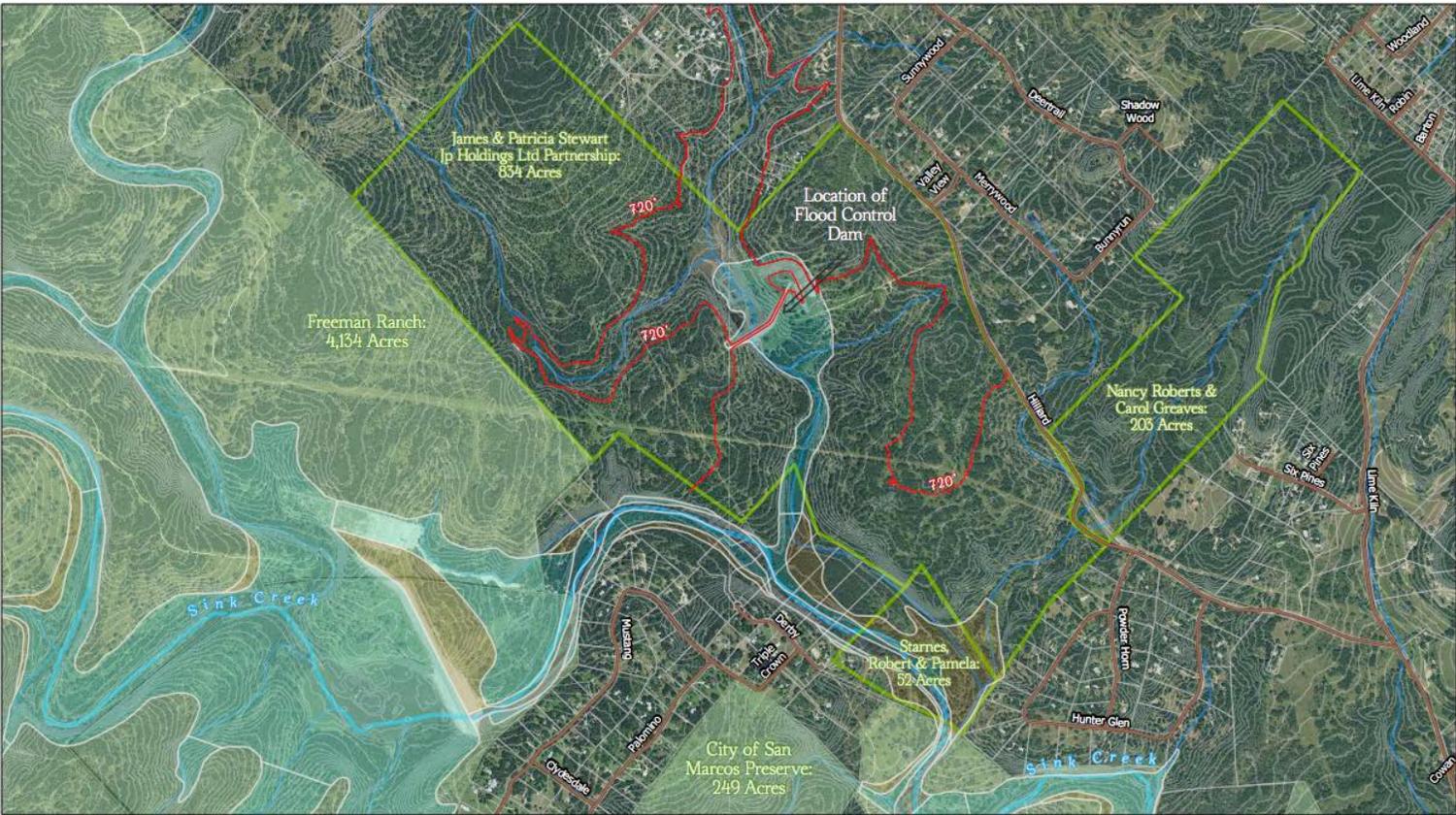
Funds requested
\$8,500,000

Fee simple land acquisition
(844-acres) at cost above.

Conservation easement
acquisition at \$4 Million,
with \$4,500,000 from
Conservation Buyer.



14. PRESA GRANDE – SINK CREEK WATERSHED



Flood Hazard Zones

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard

Parcel Ownership

- Priority Parcels
- Hays County Parcels
- Protected Parcels

Data Sources: FEMA National Flood Hazard Layer, 2005.
Hays County Parcel Data, 2018.



If Conservation Easement purchased, public access to the property would be provided via a trailhead and network of multi-use trails on the property for local connectivity and increased regional connectivity.

From submission notes



15. OLD FITZHUGH ROAD MULTI-USE TRAIL

TIER TWO: Connectivity

Project Sponsor: City of Dripping Springs

Old Fitzhugh Rd. Multi-Use Trail, a critical link in the City-wide Trail Plan, improves pedestrian access, safety and connectivity through the Historic District from Mercer St north to RR12.

An eight-foot wide multi-use trail facilitates future linkages to Founders Memorial Park, the Heritage planned development, and northward to Dripping Springs Ranch Park.

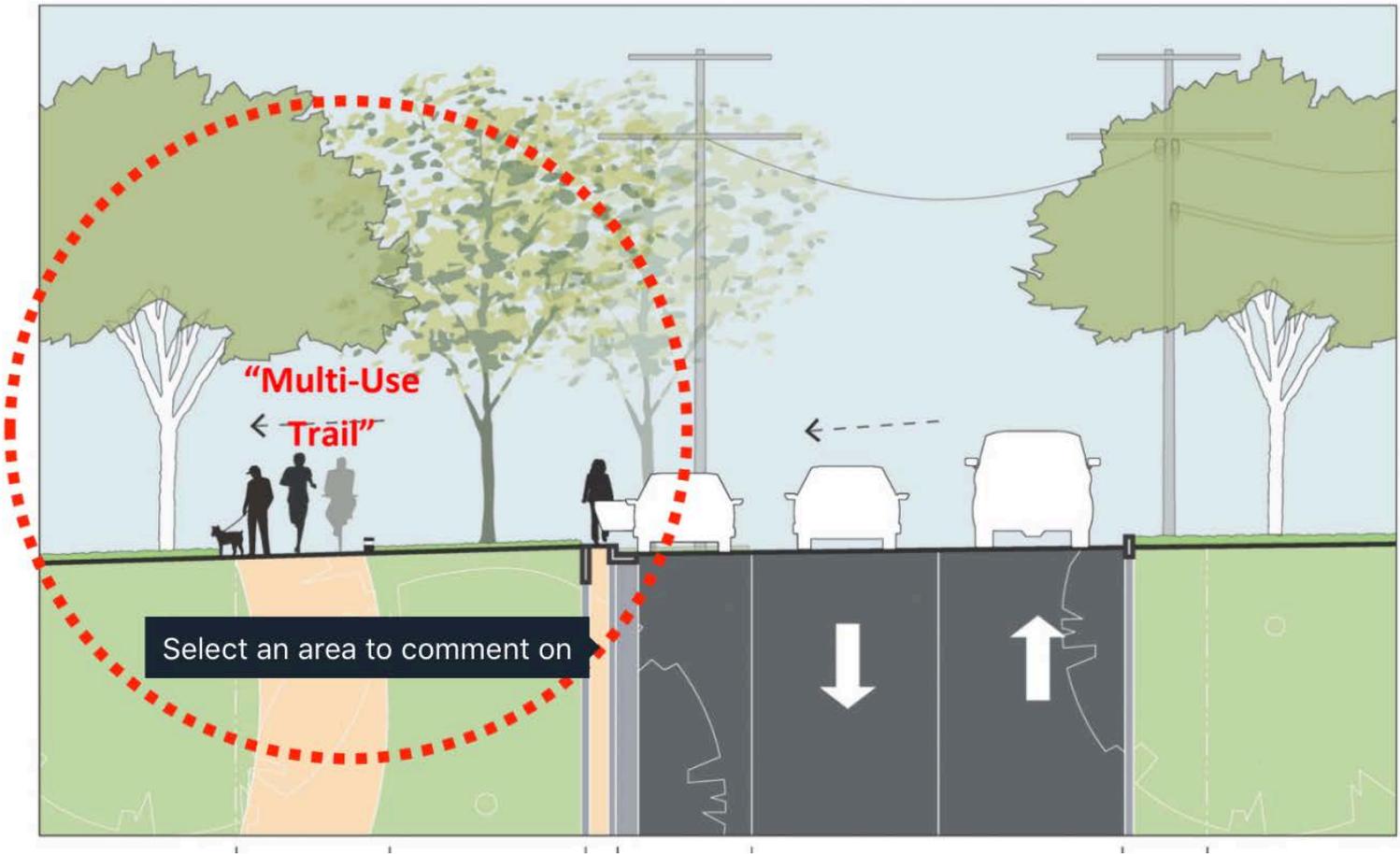
Funds requested
\$1,305,000

land acquisition, planning (land management, design, engineering), facility design and/or construction

TIRZ, City of Dripping Springs
(Total Project, \$ 4,822,652.97)



15. OLD FITZHUGH ROAD MULTI-USE TRAIL



“Improving pedestrian access along OFR from Mercer Street to RR12 (.62 miles) is a plus for a more pedestrian-friendly town center. Ideally if OFR can connect trails with their signature parks ... that might be a bonus for Hays County.”

From POSAC Review Notes



16. FAJITA FIELDS, FESTIVAL GROUNDS, TRAIL SYSTEM

TIER TWO: Connectivity

Project Sponsor: City of Kyle

Fajita Fields, Festival Grounds and Trail System includes a festival area, sportsplex and amenity area, approximately 21 acres of competition soccer fields, 39 acres of open space and practice fields, approximately 4 acres of greenway and a 1-mile linear trail on 64 acres of undeveloped parkland.

The project will serve a variety of users by serving as a central hub for athletics, recreation, and event space in Hays County. The trail provides future connectivity to the Violet Crown Trail, Uptown and Heroes Memorial Park. The location and amenities allow numerous possibilities to enhance economic development year-round.

Funds requested
\$14,520,000

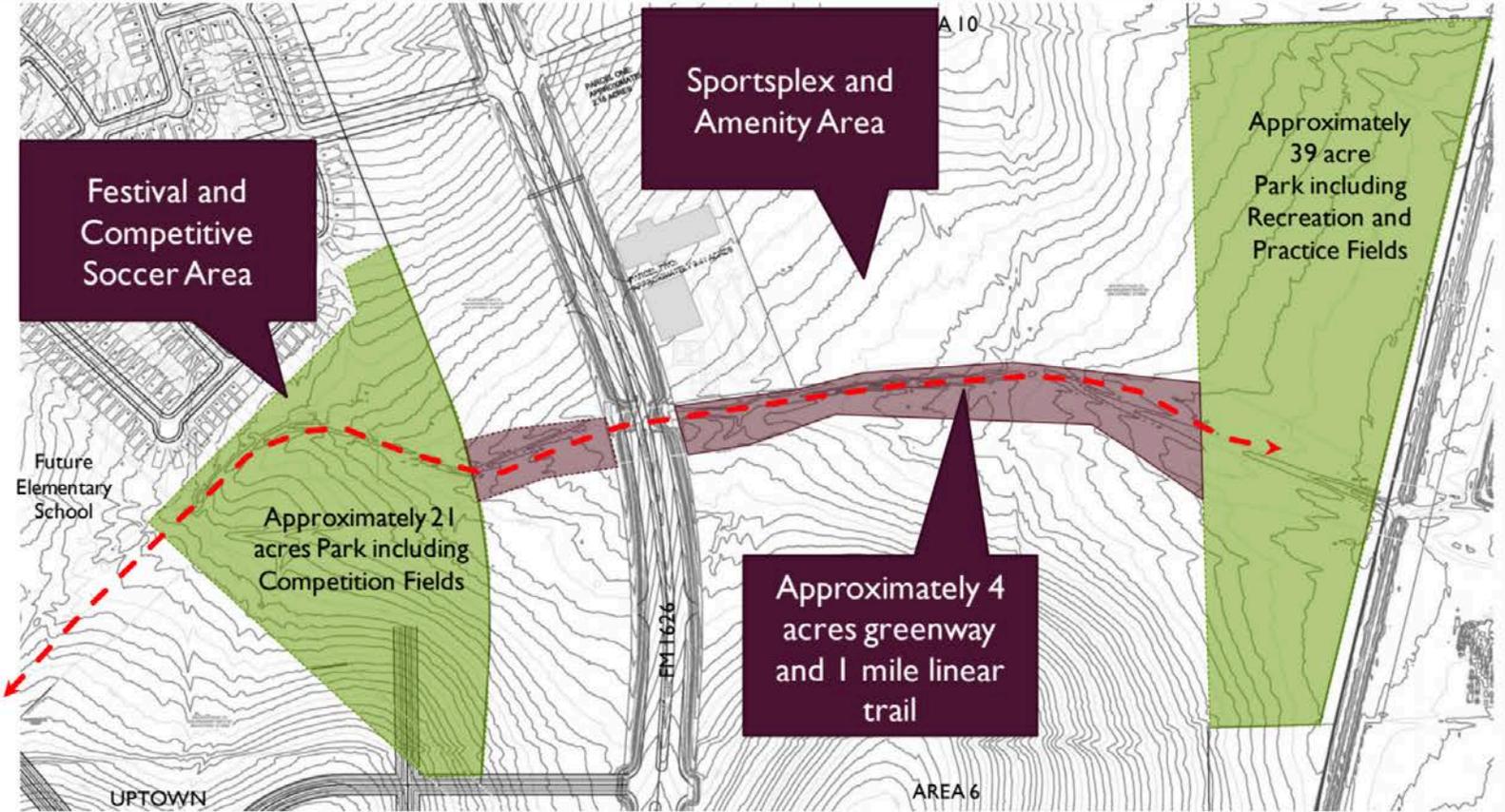
land acquisition, facility design and/or construction, park amenities

City of Kyle 1:1 match,
\$14,520,000



16. FAJITA FIELDS, FESTIVAL GROUNDS, TRAIL SYSTEM

DETAILED AREA PLAN

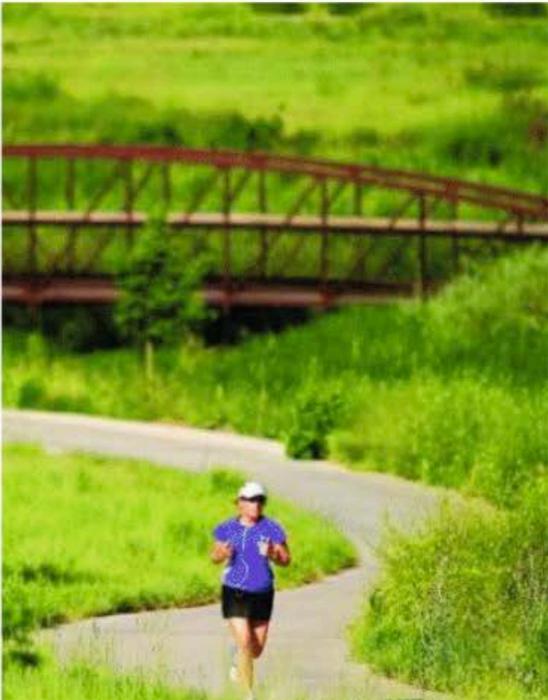




16. FAJITA FIELDS, FESTIVAL GROUNDS, TRAIL SYSTEM

“Project that will enhance equity and access for all.”

From submission document





PUBLIC POLL SHOWS SUPPORT

94% AGREED: “We owe it to future generations of Texans to preserve special places in Central Texas so they can enjoy them as we have.”

Public poll findings:

- Private phone poll of 408 likely voters
- Statistically accurate within +/- 4.9% at 95% confidence level
- Representative of Hays demographics and geographics (minor exceptions)
- Surveyed amidst the impact of coronavirus and economy
- 71–78% support for \$75 Million bond for parks/open space, when
 - Tax rate not affected
 - Sentinel Peak Preserve purchase included



POSAC BOND RECOMMENDATION

POSAC recommends a total bond initiative in the range of \$75–80 Million.

November 2020 Bond Initiative: \$60-65 Million for the named projects

- Tier One, highest priority
- Tier Two, second priority
- Not all possible at full funding request
- POSAC has suggestions for funding levels

Flexible Fund: \$15-20 Million for future opportunities

- Some municipalities unable to present a project within compressed time
- Modifications to existing projects
- Unanticipated opportunities to come



NEXT STEPS

Public Outreach & Engagement

- Now through week of August 3: two public webinars (Zoom) with live stream
- POSAC as bond ambassadors for County now to Nov 3

Call for Election

- August 17 deadline
- Support to Court and staff in decision-making

Post November Election

- Work with project proposers and County staff toward additional funding sources
- Engage with conservation development project
- Participate in comprehensive countywide visioning process
- Support Court and staff on next level of current and future project review



TO REMAIN OF SERVICE

THANK YOU for appointing each one us to fulfill this important first step toward a bond initiative for parks, recreation, open and natural spaces for Hays County.

We would be honored to continue to serve in an advisory capacity to the Court and to County staff in order to help further successful bond project implementation in the coming year(s).

Respectfully submitted by

2020 Hays County Parks and Open Space Advisory Commission

July 28, 2020



HAYS COUNTY

★ Dripping Springs Projects:

★ DS TIRZ Projects:

PARKS AND OPEN SPACE ADVISORY COMMISSION (POSAC)

RECOMMENDATIONS TO COMMISSIONERS COURT

The following recommendations are respectfully submitted by members of the Hays County Parks and Open Space Advisory Commission (POSAC) on July 28, 2020.

This document is a synthesis of the Powerpoint presentation to be made to the Court on above date and is meant to provide an easy visual overview of the projects submitted by various entities which were evaluated by the POSAC through the lens of the 2012 Parks, Open Space and Natural Areas Master Plan.

These project recommendations demonstrate a substantial need for additional resources available for parks and open space within Hays County.

The named projects below are presented by category and ranked within the tiers showing highest ratings from top down within each category. Included also are project sponsor and funding request. The numbering of projects relates to the attached project map.

TIER ONE PROJECTS ("very best"; highly recommend to fund at some level)	Amount Requested
Open Space/Natural Areas/Trails/Water Quality/Habitat	
1. Coleman's Canyon Preserve (WVWA)	\$ 2,600,000
2. Sentinel Peak Park & Preserve (Hays County)	10,000,000
3. San Marcos River Recharge Lands (SMRF)	4,380,000
4. Regional Park, water quality/trails, 1200 acres (Hays County/COA via HCC) ¹	10,000,000
5. Purgatory Creek: habitat, clean water preserve (HCC)	17,717,500
★ 6. Rathgeber Natural Resource Park (City of Dripping Springs)	7,500,000
Connectivity	
7. Violet Crown Trail in Hays County (HCC)	3,800,000
8. Cape's Fishing Pond (Hays County)	2,500,000
TOTAL Tier One Project Requests	\$ 58,497,500

TIER TWO PROJECTS ("very good"; strong recommendation to fund at some level)	Amount Requested
Urban Parks	
★ 9. Dripping Springs Regional Skate Park (DS Skate Park, Inc, non-profit)	\$ 550,000
★ 10. Dripping Springs Town Center (City of Dripping Springs)	4,480,600
★ 11. Patriot's Hall, near Dripping Springs (PatriotsHall.org; non-profit)	1,500,000
12. Nature Center at Blue Hole Park (City of Wimberley)	3,136,425
Open Space/Natural Areas/Trails/Water Quality/Habitat	
13. John Knox Ranch Preserve (John Knox Ranch/HCC)	2,500,000
14. Presa Grande, Sink Creek Watershed (Great Springs Project)	8,500,000
Connectivity	
★ 15. Old Fitzhugh Road Trail (City of Dripping Springs)	1,305,000
16. Kyle Fajita Fields (City of Kyle)	14,520,000
TOTAL Tier Two Project Requests	\$ 36,472,025

TOTAL TIER ONE & TWO PROJECT REQUESTS	\$ 94,969,525
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¹ Recommendation subject to site control.

TIER THREE PROJECTS (for consideration at a future date)	Amount Requested
Open Space/Natural Areas/Trails/Water Quality/Habitat	
Regional Conservation Fund for Jacob’s Well Groundwater Management Zone (WDWA)	\$20,000,000
Wimberley Dog & Skate Park (City of Wimberley)	450,110
TOTAL Tier Three Project Requests	\$ 20,460,111
TOTAL TIER ONE, TWO, THREE PROJECT REQUESTS	\$115,439,630
TOTAL PROJECT COSTS FOR ALL PROJECTS SUBMITTED	> \$176,000,000

ADVISEMENTS TO HAYS COUNTY

- 1) Recognize the incredible opportunities that arose within the last few months (March-July) in our County for outdoor recreation, nature experiences, trails, conservation of natural areas, access to rivers/creeks, perpetual scenic vistas, water quality protection, habitat preservation, flood mitigation – and a connection with nature and sense of place – for now and forever.
- 2) Understand that both the applicants and reviewers were functioning to the best of their abilities within a compressed time frame and during a most unusual and challenging time at the onset of the coronavirus pandemic, and that further work can be done to evaluate projects and negotiate with sponsors, which may lead to some modifications of the rankings and costs.
- 3) See that there is more opportunity right now than we can fund with County tax dollars to fulfill the visionary goals of the 2012 Hays County Master Plan for Parks, Open Spaces and Natural Areas.
- 4) Be assured there is a solid community of conservationists, non-profit organizations, municipal and government partners ready and willing to invest along with Hays County in order to make sure our plentiful resources are protected, and our citizens have outdoor places to play, explore, experience and treasure.
- 5) Know that POSAC members have exerted a substantial and collective body of time, effort, thought and feeling that hopefully provides a valuable service to all Hays County leaders, residents and visitors for years to come.

- 6) Appreciate that a scientific poll was conducted among Hays County voters, in reflection of our demographics, that revealed strong support (71-77%) for \$75 million in general obligation bonds to be sold to protect our open spaces, water quality lands and natural places – especially when the county’s property tax rate would not be affected.

RECOMMENDATIONS FOR A BOND IN NOVEMBER 2020

POSAC recommends a total bond initiative in the range of \$75-80 Million.

Of that total, we see up to \$60-65 million to be used toward the named projects above – with Tier One projects having highest priority and Tier Two to be funded in the best way possible.

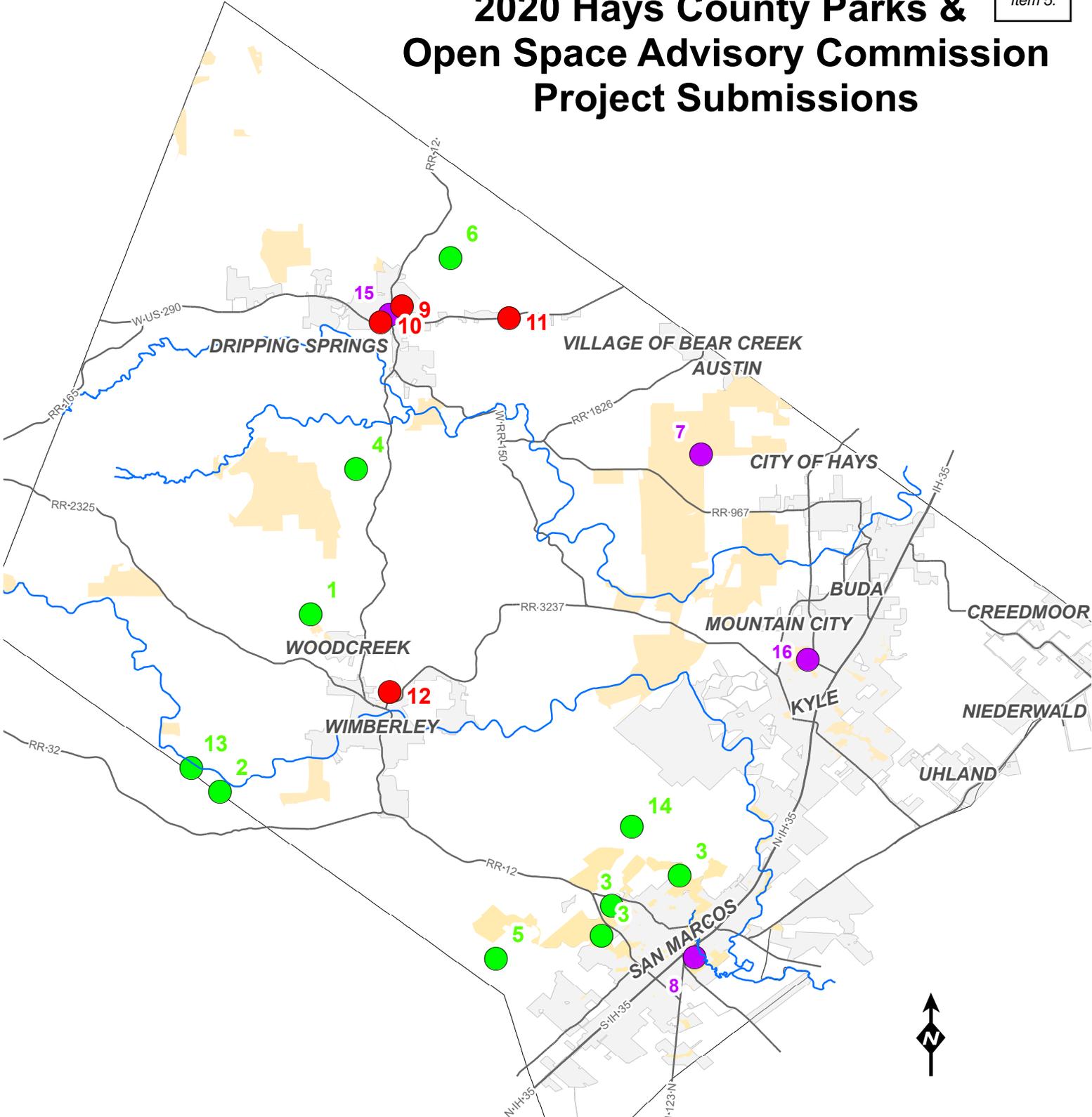
Further, we recommend that \$15-20 million be set aside in a flexible, non-specific fund to accommodate future projects in partnership with municipalities and organizations who were not able to present a viable project at this time, and for potential modifications to existing projects – as well as for unanticipated opportunities for conservation or recreation projects within the next five years.²

REQUEST FOR POSAC TO REMAIN IN ADVISORY/ SUPPORT ROLE

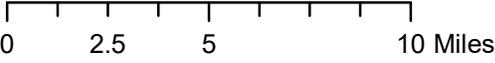
POSAC recognizes the importance of thorough project vetting, evaluation, and negotiation and would be honored to continue to serve in an advisory capacity to the Court and to County staff in order to help further successful bond project implementation. Further, it is the firm desire of POSAC to continue to receive and evaluate projects and review the financial aspects and public benefits for each project.

²One member of the commission was not supportive of having unallocated funds as part of the bond package.

2020 Hays County Parks & Open Space Advisory Commission Project Submissions



- Major Waterways
- Category A Urban Parks
- Category B Open Spaces, Natural Areas, Trails, Water Quality & Habitat
- Category C Connectivity
- Pre-existing Parks, Open Spaces and Conservation Easements
- City Boundaries



City of Dripping Springs- TIRZ #1&2
Priority Projects

Current Data: 7/22/20*
(*Added-T.O. #3 Qty's)

Firm / Description		Priority Project / Direct Costs				Indirect Project Costs			Total Costs	PSA (Contracts) Cumulative Summary		
Task Order #1:		Town Center	Old Fitzhugh	Triangle	Downtn Pkg	Project Mgmt	Reg'l DetWQ	Project Exps's	Current Data	T.O. #1 PSA's	Billings %	Bal. Remain
1	HDR/Doucet- Engineer	\$ 96,215	\$ 61,261	\$ 16,249	\$ -	\$ 31,170	\$ 6,680	\$ 1,687	\$ 213,262	\$ 213,262	100%	\$ -
2	McCann Adams-Planner	\$ 77,240	\$ 18,380	\$ -	\$ -	\$ 15,960	\$ -	\$ 2,738	\$ 114,318	\$ 114,380	100%	\$ 62
Subtotal T.O. #1		\$ 173,455	\$ 79,641	\$ 16,249	\$ -	\$ 47,130	\$ 6,680	\$ 4,425	\$ 327,580	\$ 327,642	100%	\$ 62
Task Order #2:		Town Center	Old Fitzhugh	Triangle	Downtn Pkg	Project Mgmt	N/A	Project Exps's	To Date	T.O. #2 PSA's	Billings %	Bal. Remain
3	HDR/Doucet- Engineer	\$ 26,408	\$ 4,500	\$ 660	\$ 17,240	\$ 32,185	\$ -	\$ 360	\$ 81,352	\$ 96,665	84%	\$ 15,313
4	McCann Adams-Planner	\$ 35,285	\$ -	\$ -	\$ 12,621	\$ 7,414	\$ -	\$ -	\$ 55,320	\$ 61,500	90%	\$ 6,180
Subtotal T.O. #2		\$ 61,693	\$ 4,500	\$ 660	\$ 29,860	\$ 39,599	\$ -	\$ 360	\$ 136,672	\$ 158,165	86%	\$ 21,493
Task Order #3:		Town Center	Old Fitzhugh	Triangle	Downtn Pkg	Project Mgmt	N/A	Project Exps's	To Date	T.O. #2 PSA's	Billings %	Bal. Remain
5	HDR/Doucet- Engineer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 139,502	0%	\$ 139,502
6	McCann Adams-Planner	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,000	0%	\$ 31,000
Subtotal T.O. #3		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 170,502	0%	\$ 170,502
Total All Task Orders:		\$ 235,148	\$ 84,141	\$ 16,909	\$ 29,860	\$ 86,729	\$ 6,680	\$ 4,785	\$ 464,252	\$ 656,309	71%	\$ 21,555
Other PSA's												
5	CLDA- TIRZ PM					\$ 143,310			\$ 143,310	\$ 153,115	94%	\$ 9,805
6	CMR- Market Study	\$ 20,000							\$ 20,000	\$ 20,000	100%	\$ -
7	EPS- P3 Advisor	\$ 80,902							\$ 80,902	\$ 114,370	71%	\$ 33,468
8	AG I CM- Cost Estim't	\$ 15,000							\$ 15,000	\$ 22,500	67%	\$ 7,500
9	Buie - TIRZ Communic.	\$ -							\$ -	\$ 10,000	0%	\$ 10,000
Subtotal Other Costs		\$ 115,902	\$ -	\$ -	\$ -	\$ 143,310	\$ -	\$ -	\$ 259,213	\$ 319,985	81%	\$ 60,772
Total All Project Costs:		\$ 351,050	\$ 84,141	\$ 16,909	\$ 29,860	\$ 230,040	\$ 6,680	\$ 4,785	\$ 723,465	\$ 976,294	74%	\$ 252,829