



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

---

**Submitted By:** Aaron Reed, Public Works Director; Chad Gilpin, City Engineer

---

**Council Meeting Date:** September 5, 2023

**Agenda Item Wording:** **Approval of a Reimbursement Agreement with M/I Homes related to the Shared Use Path on Roger Hanks Parkway.** *Applicant: Alex Granados, Kimley Horn*

**Agenda Item Requestor:**

---

**Summary/Background:** The City of Dripping Springs (City) entered into an offsite road and trail agreement (Agreement) with Stratford Land Fund IV, L.P., (Developer) the developer of the Heritage Subdivision. The Agreement requires the Developer to construct a 5-foot sidewalk along one side of the Roger Hanks Extension from the Heritage Subdivision west to the high school and then south the tie-in point with the existing Roger Hanks Parkway.

In May of 2023 the City Council approved funding for the City to pay for increasing the 5-foot sidewalk required by the Agreement be upgraded to a ten foot shared use path. Due to ROW and grading constraints the upgrade to a shared use path required approximately 404 linear feet of retaining wall ranging from 1-foot to 2-foot in height.

Cost for the improvement was \$169,999 and is being paid for by the City's sidewalk fee-in-lieu fund. See attached Contractor Change Order Cost.

The attached agreement allows the City to pay the funds to the contractor now that the improvements are complete.

**Benefits of Improvements**

1. This improvement will extend the connectivity of the 10-foot shared that will start construction this year along the existing portion of Roger Hanks as part of the TxDOT Sidewalk Grant Program.
2. Improved pedestrian safety and connectivity through a school zone due to wider path
3. Improved bicycle safety and connectivity through a school zone by providing an alternative to bicycle travel in vehicular lanes
4. It is estimated that constructing these improvements by the Developer would save the City approximately 25% in improvement

costs in comparison with a typical design, bid, build process conducted by the City.

**Commission  
Recommendations:**

**Recommended  
Council Actions:** Staff recommends approval of the agreement.

**Attachments:** Reimbursement Agreement  
Offsite Road and Trail Agreement.  
Contractor's Change Order Cost  
Updated Construction Plan Showing Shared Use Path

**Next Steps/Schedule:** If approved, the City will verify the completion of the sidewalk to our standards and then issue the funds to the Developer.