



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

Submitted By: Laura Mueller, City Attorney

TIRZ Meeting Date: November 14, 2022

Agenda Item Wording: **Discussion of next steps regarding the TIRZ Priority Projects Review Subcommittee Report related to priority projects list, possible expansion areas and the Hays County Interlocal Agreement.**

Agenda Item Requestor: Laura Mueller, City Attorney

Summary/Background:

The TIRZ Board appointed a subcommittee to review whether to add parcels and projects to the two TIRZs. The subcommittee includes Commissioner Smith and Mayor Pro Tem Manassian. In addition the subcommittee includes: Michelle Fischer, Chad Gilpin, Howard Koontz, Keenan Smith, Aaron Reed, Laura Mueller

Potential Projects that were added by City Council in October 2022:

Downtown Restrooms—\$300,000 (mens and womens and a family restroom—ours would be less because lower quality similar to Parks bathrooms)
Stephenson/Academy—\$2.2 million (including parking lot improvements)
Creek Road—\$10 million Drainage, Traffic Light, Street improvements – Expand TIRZ #2
Wallace Street: \$2.5 million Drainage Study and Improvements—TIRZ #1 (including parking, sidewalk, pavement improvements)
Drainage and Road study downtown Dripping Springs: \$300,000

Areas to Added to TIRZ:

Village Grove (for Civic Site project and tax base)
Additional lots in Bunker Ranch (for tax base)
Creek Road area (for Creek Road project)
Cannon East (for downtown projects and tax base)— **petitioned for inclusion**
PDD 11 (for projects and tax base)
New Growth (for Creek Road project and tax base)— **petitioned for inclusion**

Anarene (County only) (Transportation projects and tax base)—**The County Representative has stated that due to the large size of Anarene he will recommend a 25% tax increment for the County rather than the 50% that is applied to other properties.**

Library Lots—Added on petition request from the Library Board. The executed petition was submitted after

The updated TIRZ Project Plans are attached and include the potential projects and parcels. We are recommending removal of two projects as no longer practical: Benney Lane Extension and Meadow Oaks/290 intersection.

Benefit to the TIRZs

The TIRZ Subcommittee also reviewed the percentages for the benefit to each TIRZ for each current and new project to determine each TIRZ’s proportionate share. Here is what we recommend:

Project	TIRZ #1	TIRZ #2
Town Center	75%	25%
Old Fitzhugh Road	75%	<u>25%</u>
Triangle road and drainage improvements	75%	25%
City Hall Site	75%	25%
Garza Road ROW	100%	0%
Downtown Parking	75%	25%
Ramirez Lane	20%	80%
Creek Road	50%	50%

Wallace Street	75%	25%
Stephenson Building	50%	50%
Downtown Road, Sidewalk & Drainage Plan	50%	50%
Downtown Bathrooms	50%	50%

Items to consider include: ordinances expanding the maps, Updated Project Plans, and an amended interlocal with the County.

Priority Projects-TIRZ Subcommittee

The TIRZ Subcommittee has received a request from the Library Board for potential future projects to add to the TIRZ. In addition, now that the TIRZ has added new projects, a reexamination of what the priority projects should be is recommended.

Interlocal Agreement

The City has sent a draft interlocal to Hays County Attorney for review. It has been updated to reflect the 25% increment for Anarene.

Website

The Website for the TIRZ has been updated. We will continue to update it as things change.

Commission Recommendations:

N/A

Recommended TIRZ Actions:

Continue to review requested projects. Reexamine priority projects.

Attachments/On File:

Ordinances, Updated Project Plans.

Next Steps/Schedule: