



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

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**Submitted By:** Michelle Fischer, City Administrator

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**Council Meeting Date:** March 25, 2025

**Agenda Item Wording:** **Discuss and consider approval of a Construction Reimbursement Agreement between the City of Dripping Springs and Ivan Misner for 300 Mercer Street Gutters.** *Sponsor: Mayor Pro Tem Taline Manassian*

**Agenda Item Requestor:** Michelle Fischer, City Administrator

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**Summary/Background:** The downtown restrooms being constructed are adjacent to the building at 300 Mercer Street. During design and construction of the restrooms, it was determined that gutters need to be installed on the west roofline of the adjacent building. The restrooms are approximately two feet from the building wall. The restrooms will have gutters, but the west side of the adjacent building does not have gutters. In a rainfall event, the water flowing off the building will fall between it and the restrooms. This will cause erosion and could negatively impact the building foundations.

City Engineer Chad Gilpin recommended that gutters be installed on the building next to the restrooms so that water can be captured and diverted to the south side of the building where it will then drain into Mercer Street, which is did prior to construction of the restrooms.

City Administrator Michelle Fischer contacted Craig Van Engelen, the representative of the owner of the adjacent building and requested that the owner install gutters on the west roofline and staff would recommend that the City reimburse him for the expense since it is needed due to the City's restroom project. The owner, Ivan Misner, obtained a proposal from the company he had recently used to install gutters on other parts of the building. City Staff worked with Mr. Misner and the company on the gutter design. The cost of the gutters is \$2,122.24.

The Construction Reimbursement Agreement requires that the owner coordinate the installation of the gutters with City Inspector Garrett Osborne. It also requires that the gutters be installed no later than April 15, 2025.

The project budget's Other Expenditures line item has available funds that will cover this expense.

**Commission  
Recommendations:**

Not Applicable

**Recommended  
Council Actions:**

Approve the Construction Reimbursement Agreement between the City and Ivan Misner for 300 Mercer Street Gutters.

**Attachments:**

Agreement, proposal from Gutter Tex, photos.

**Next Steps/Schedule:**

Notify Craig Van Engelen of the approval and coordinate the installation of the gutters.