

TO: CITY OF DRIPPING SPRINGS
FROM: Kim Fernea
RE: ECONOMIC DEVELOPMENT COMMITTEE MONTHLY REPORT
DATE: February 10, 2022

Please accept this memo as the City of Dripping Springs Economic Development Committee's (the "Committee") monthly update to Council regarding projects and progress during the month of January 2022.

The Committee convened at the Dripping Springs ISD Board Chamber Room on December 8th.

Agenda:

- **Presentation and discussion regarding the State of the City, Planning Director Howard Koontz, Mayor Bill Foulds, City Administrator Michelle**
 - Please see attached.
- **Reports**
 - **City Council Monthly Report, Mayor Pro Tem Taline Manassian**
 - City's presentation thoroughly covered all updates.
 - **TIRZ Projects Report, Committee Member Keenan Smith**
 - Please see attached presentation
 - **Chamber of Commerce Report, Committee Member & Chamber President Susan Kimball**
 - Had several ribbon cuttings this month.
 - Held Job Fair-more employers attended than job seekers-next time will use a Business Expo format, including networking
 - Leadership program is going well-February has an education focus, March will include economic development and tourism
 - **Dripping Springs ISD Report, Committee Member & Chief Human Resource Officer of DSISD Tiffany Duncan**
 - 1075 employee – 60% reside in ISD, 40% elsewhere (this is not including substitute or temp workers.
 - When considering Teachers – the ratio is closer to 50/50-we have around 950 teachers
 - COVID starting to level and decrease but it presented challenges at the beginning of 2022 with the Omicron surge
 - Updated COVID protocols-biggest change involved staff- 5 days isolation update
 - Long Range Facility Committee continues to meet. Next meeting is in early February

Committee members present: Rex Baker, Melanie Fenelon, Susan Kimball, John Kroll, Patrick Rose, Andrea Nicholas, Tiffany Duncan, Council Member Taline Manassian, Robert Avera, Kim Fernea

Chamber members present: Lucy Hansen

Visitor: Russell Collins, Mim James, Chair, Planning & Zoning Commission



ECONOMIC DEVELOPMENT COMMITTEE REGULAR MEETING

City of Dripping Springs

DRIPPING SPRINGS Council Chambers, 511 Mercer St, Dripping Springs, TX
Texas

Wednesday, January 26, 2022 at 4:00 PM

Agenda

CALL TO ORDER AND ROLL CALL

Committee Members

Kim Fernea, Chair
Rex Baker
Tiffany Duncan
Dave Edwards
Melanie Fenelon
Whit Hanks
Susan Kimball
John Kroll
Taline Manassian
Andrea Nicholas
Patrick Rose
Keenan Smith
Robert Avera, Advisory Member
Jeff Nydegger, Advisory Member

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer
Deputy City Administrator Ginger Faught
Mayor Bill Foulds, Jr.

AGENDA

- 1. State of the City Presentation**
- 2. TIRZ Projects Report**
Committee Members Dave Edwards and Keenan Smith
- 3. City Council Monthly Report**
Mayor Pro Tem Taline Manassian
- 4. Chamber of Commerce Report**
Committee Member Susan Kimball
- 5. Dripping Springs ISD Report**
Committee Member Tiffany Duncan
- 6. Community Activities Report**

UPCOMING MEETINGS

Economic Development Meetings

February 23, 2022, at 4:00 p.m.

March 23, 2022, at 4:00 p.m.

April 27, 2022, at 4:00 p.m.

City Council & Board of Adjustment Meetings

February 1, 2022, at 6:00 p.m. (CC & BOA)

February 8, 2022, at 5:00 p.m. (Moratorium Waivers)

February 15, 2022, at 6:00 p.m. (CC)

February 22, 2022, at 5:00 p.m. (Moratorium Waivers)

ADJOURN

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.



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State of the City

Economic Development
Committee
January 26, 2022



Today's Topics

Item 1.



Planning & Development

- Moratorium
- New Development
- Plans for Roads & Traffic
- Coming in the Future

Public Works

Parks and Community Services

Other Exciting Things

Join Us – Commissions, Boards, & More!



Planning & Development



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Moratorium



In November 2021, the City Adopted a Development Moratorium



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- The Moratorium delays newly filed permits for:
 - Land use regulation deficiencies related to health and safety
 - Needed public infrastructure
- The City conducted multiple public hearings prior to adoption of the Moratorium
- The Moratorium started on November 18, 2021, and will continue until February 22, 2022, but can be extended

PERMITS – AFFECTED AND UNAFFECTED

Permits Subject to Moratorium

- Commercial/Multi-Family Building Permit Application
- Residential Building Permit Application
- Subdivision Application
- Site Development Application
- Zoning Amendment/PDD Application
- Development Agreement
- Conditional Use Permit
- Variance Application
- Wastewater Application

Permits not Subject to Moratorium

- Contractor Registration Form
- Grandfathered Status Request/Appeal
- City Limits/ETJ Determination Letter
- Street Cut/Driveway Permit
- On Site Sewage Facility Permit Application
- Mobile Food Unit
- Pre-Development Meeting Form
- Certificate of Appropriateness
- Annexation Application
- Sign Permit
- Exterior Lighting Review
- Zoning Determination Letter Request
- Residential Swimming Pool Permit
- Demolition Permit

Full list available at
www.cityofdrippingsprings.com/moratorium

List of Projects that have Already Received Exceptions and Waivers

Date Approved	Name of Project	Approved
11/23/2021	Headwaters	DA
11/23/2021	Caliterra	DA
11/23/2021	Cannon Ranch	PDD/WW Agreement
11/23/2021	Driftwood/Driftwood 522	DAs
11/23/2021	Ledgestone (MUD 4)	Consent to MUD
11/23/2021	Wild Ridge	Consent to MUD/WW Agreement
11/23/2021	Big Sky Ranch	PDD/WW Agreement
11/23/2021	Arrowhead Ranch	DA
11/23/2021	Carter Tract	DA and WW agreement (Caliterra)
11/23/2021	Cortaro	Final Plat and Septic
11/23/2021	Village Grove	Consent to MUD
11/23/2021	New Growth	MOU
11/23/2021	PDD 11	PDD and WW Agreement
11/23/2021	Parten Ranch	DA
12/1/2021	Heritage Subdivision	DA/PDD/WW Agreement
12/7/2021	Esperanza	Approved Plats and Exceptions
12/7/2021	Silver Creek (Waiver)	Septic and Concept Plan
12/20/2021	Bunker Ranch Phases 1-4; Hardy North	Plats
12/20/2021	Cannon East	PDD Application - Ongoing

Planning & Development



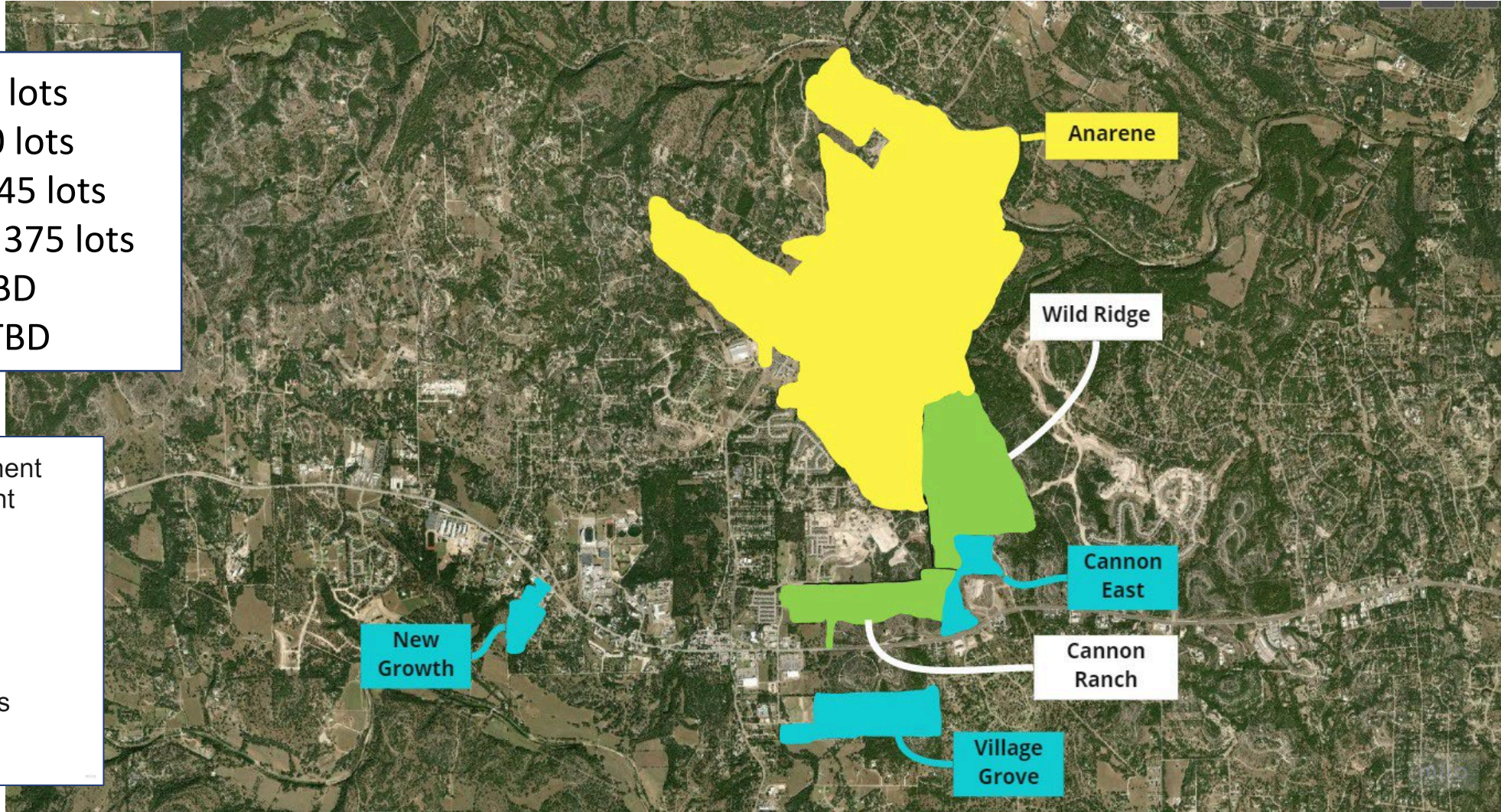
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New Development

PPDs and Development Agreements

- Anarene: 2,408 lots
- Wild Ridge: 960 lots
- New Growth: 245 lots
- Cannon Ranch: 375 lots
- Cannon East: TBD
- Village Grove: TBD

	Development Agreement
	PDD
	In Process



- Pig Pen BBQ
- Get Along Grill
- 7 Eleven Gas Station
- Sharp Fitness Studio
- Accio Data
- Turcotte Butcher & Deli
- Happy Hounds
- Canvas Salon
- Sleep Number
- Southwest Dermatology
- Orange Theory
- Stefanie Reinold MD, LLC
- Hill Country Asset Management
- Los Olivos Market
- Heartland Dental
- Austin Cosmetic Implant Dentistry

2021!

New Single Family Residential:
908 Permits

1 Multi-Family Project:
Jovie @ Belterra, 150 Apartments



2022!

- P. Terry's
- Panda Express
- H Tea O
- Freebirds
- SportClips
- Massage Heights
- Mighty Fine Burgers
- The Swim Studio
- Popeyes



Planning & Development



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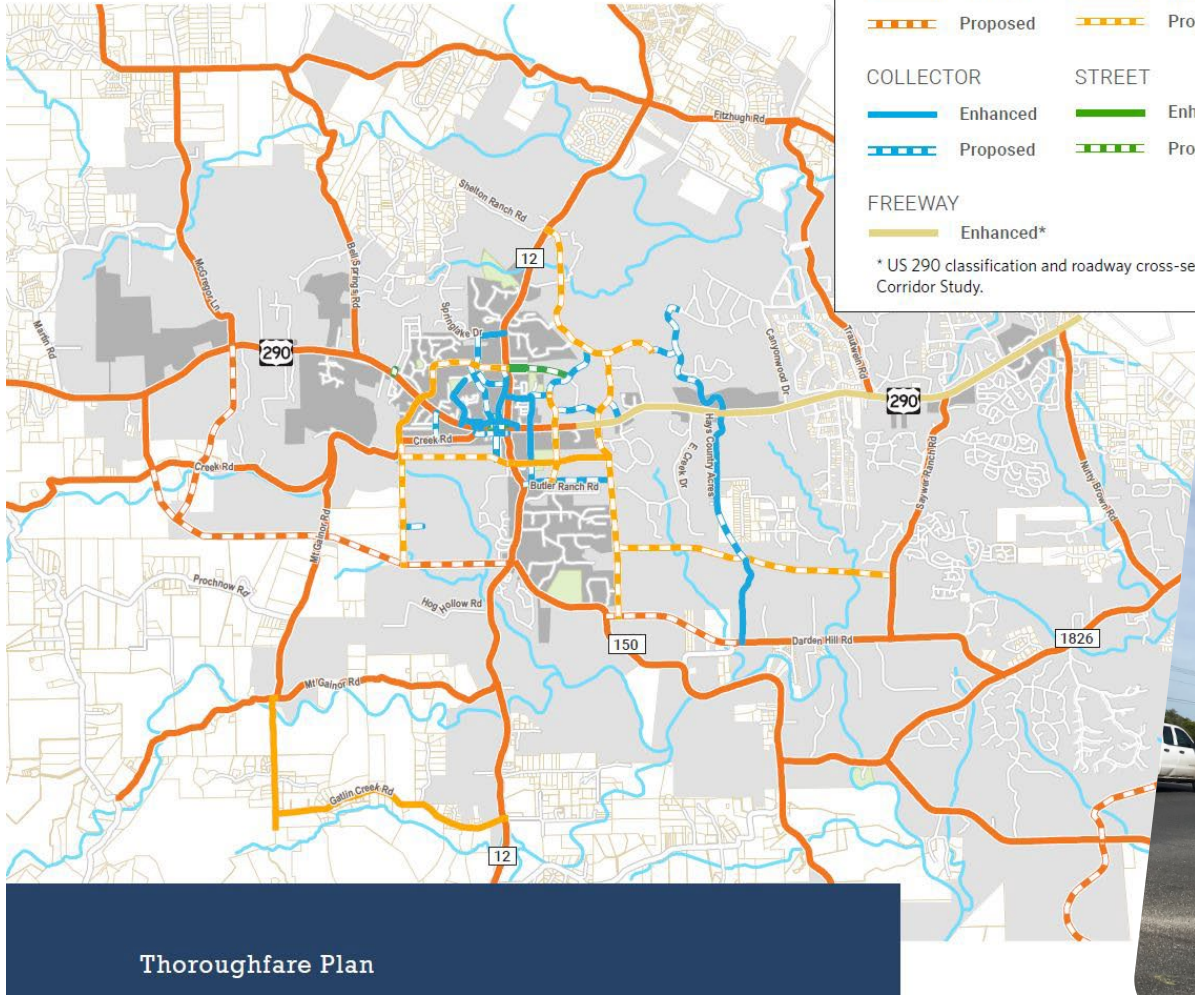
Plans for Roads & Traffic



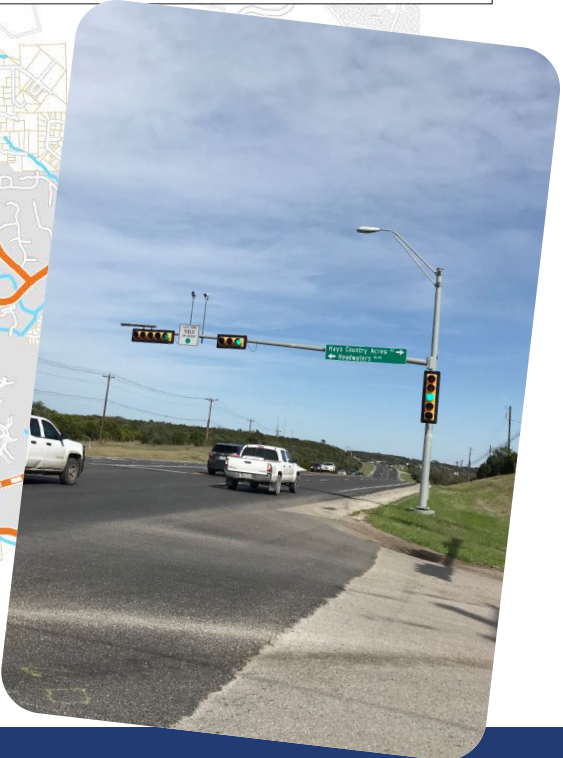
Plan Approved October 2021

- Plan for Future Mobility Needs
- Complete Roadway Network
- Bypass Route Identification
- Embrace the Character of Dripping Springs
- Preserve & Enhance Downtown
- Dripping Springs, County, TXDOT – What Can be Done by Each

Overview Of Planned Thoroughfare



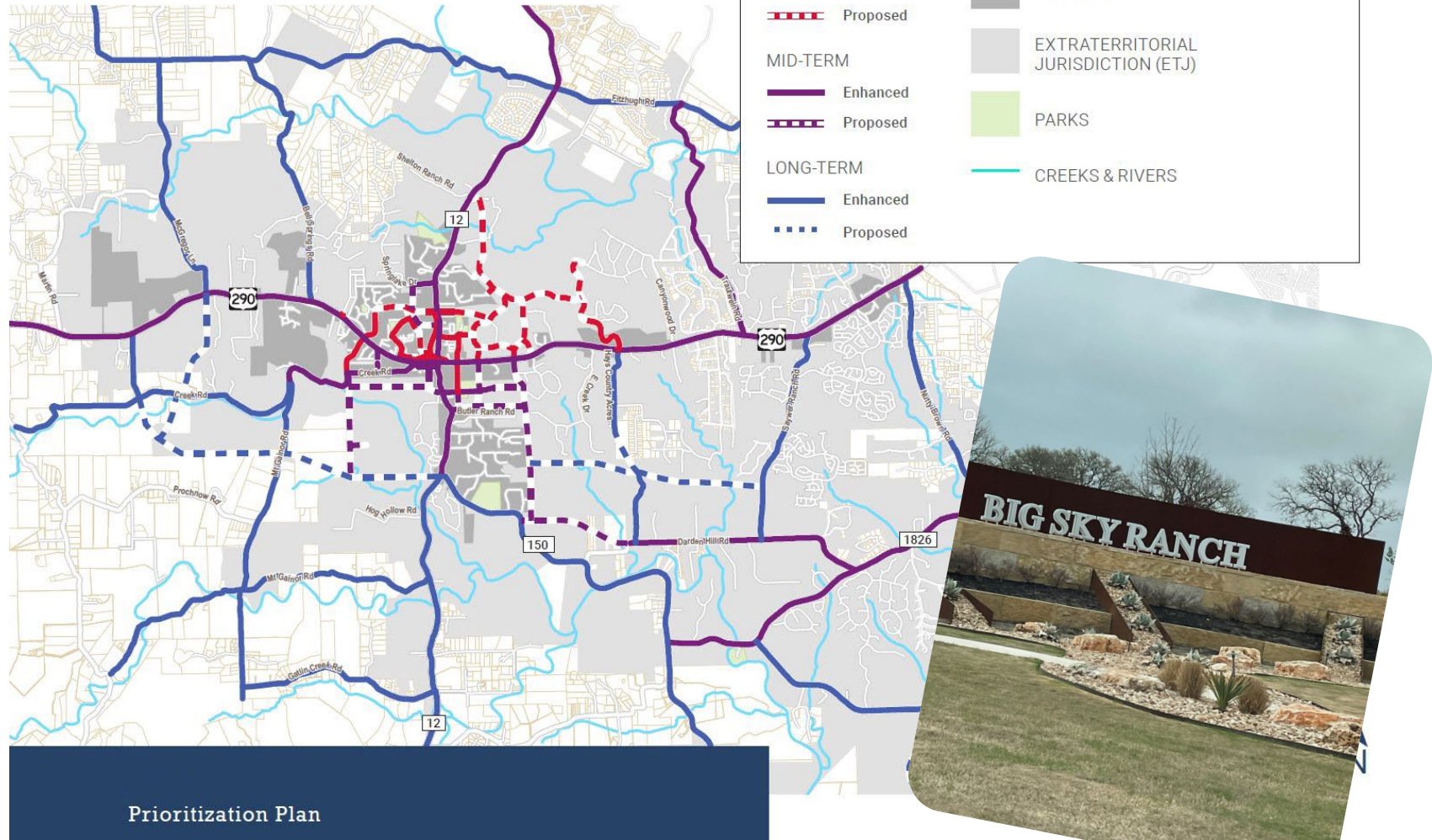
Thoroughfare Plan



Sidewalks Shared-Use Paths



Short-Term Priorities



Planning & Development



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Coming Up...



- **Comprehensive Plan**
- **Code Rewrite**
- **Old Fitzhugh Rd. Improvement Project Phase I Engineering**
- **Landscape Ordinance**



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*Public
Works*

-
- Added 5 full time positions
 - Took over operations of the City's water and wastewater infrastructure and facilities
 - Prepared plans for the Rob Shelton sidewalk improvements
 - Was awarded \$894,583.00 in grant funds from TxDOT for Mercer St. sidewalk improvements
 - Accepted street, drainage, water, and wastewater improvements in multiple phases of 5 subdivisions
 - Oversaw construction of additional parking facilities at Founders Memorial Park
-



Wastewater Permit Update

- TCEQ Granted the Permit on May 6, 2019
- An Austin opposition group appealed the granting of the Permit to the Travis County District Court
- Both the City and TCEQ appealed the District Court Decision
- Whichever party loses will likely appeal to the Supreme Court. The Supreme Court can decide which cases it takes





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Parks & Community Services

**Programs
&
Events**

First year of Coyote Kids Nature Camp Program and Tween Night Weekly Program at Dripping Springs Ranch Park

Swim Club Created at Founders Memorial Park Pool

Pooch Plunge and Float Flick held at Founders Memorial Park

Festival of Flight held at Charro Ranch Park

Haunted House Collaboration at Dripping Springs Ranch Park

Christmas on Mercer Drew Estimated 8,000 People with Event Expansion Including Community Movie Night Pre-Event



Planning Baseline Assessment Begun of Best Locations for Future Trailhead Access for Rathgeber Natural Resources Park

Dripping Springs Ranch Park Master Plan Update Completed

Park System Wayfinding Signage Plan Completed

International Dark Sky Community's Community-Friendly Sports Field Lighting Design Certification of Sports & Recreation Park Field Lighting Project



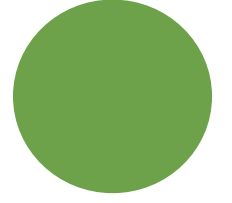
Future Rathgeber
Natural Resources Park

Improvements

Founders Memorial Park New Pool Sanitization and Heater System Installed, Pool Deck Expanded, Parking Lot Expanded

Sports & Recreation Park Basketball Court Refurbished

Chimney Swift Tower Installed at Dripping Springs Ranch Park





Dripping Springs
Farmers Market
named best in
Texas for 4th year!



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Other Exciting
Things!



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Brand Refresh!

Improving Our
Connection to
The Community



New Website!



New Digital Public
Information Request



**Keeping Our
Community
Safer**

Winter Storm Uri (Snowmagedon):

- Delivered 200 gallons of water to residents
- Opened a shelter at DSUMC
- Delivered 4 cords of wood to heat DSUMC
- Setup a water filling station at DSUMC

Vaccination clinics at DS Ranch Park

COVID testing at The Triangle and DS Ranch Park

Emergency fuel tanks installed at DS Ranch Park

Emergency generator installed at DS Ranch Park

Emergency Management Response Vehicle

Being Fiscally Responsible For our Citizens

For Fiscal Year 2021
(October 2020 – September 2021)

Total Sales Tax Received = \$3,701,300.50

- This is a 20.63% more than was received in FY 2020

Total Local Hotel Occupancy Tax Revenues Received = \$571,246.63

- This is a 54.85% more than was received in FY 2020

Local Hotel Occupancy Tax Grants Issued by the City:

- \$196,000.00 to Dripping Springs Visitor Bureau
- \$36,771.25 to Pound House

\$707,181.10 received in Coronavirus Local Fiscal Recovery Funds

\$107,053.43 received from CARES Act

Total Revenues = \$9,240,307.45

New Positions To Meet the Community's Needs...



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New Employees

- Utilities Superintendent
- Utility Operator 1
- Two Utility Operator 2 (1 position is open)
- Development Permit Coordinator (open)
- Residential Plans Examiner & Inspector (open)
- Full-time Programs & Aquatics Manager (formerly seasonal)
- Full-time Farmers Market Manager (formerly part-time)
- Two part-time Dripping Springs Ranch Park Customer Service Specialists (one position is open)

Everything done by 44 regular employees, 25 seasonal employees, the Mayor, City Council, and 100 volunteers serving on 11 Boards/Commissions/Committees.



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Join Us...

Boards, Commissions, and Committees: Volunteers Needed

- The City has multiple boards, commissions, and committees which assist the City Council in making decisions that are in the best interest of the community.
- The City is always taking applications for individuals who wish to serve the community.
- Interested parties can pick up an application at City Hall or on the City Website.



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Boards, Commissions, and Committees

- Board of Adjustment
- Dripping Springs Ranch Park Board of Directors
- Economic Development Committee
- Emergency Management Commission
- Farmers Market Committee
- Founders Day Commission
- Historic Preservation Commission
- Planning & Zoning Commission
- Parks & Recreation Commission
- Tax Increment Reinvestment Zone #1 and #2 Board
- Transportation Committee
- Utility Commission
- Tree Commission – Proposed to Come Soon!





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Thank you!

Howard J. Koontz
Planning Director
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City Hall - 511 Mercer Street
512.858.4725
Cityofdrippingsprings.com



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**“Economic Development
Committee
Update”**

Dripping Springs TIRZ
Priority Projects

1/26/22 - KS

DS TIRZ – Economic Development Committee Update:

- Financial Health
- TIRZ Priority Projects- Update
- Economic Development Committee Roles:
Leadership / Support / Advocacy / Partnership

DS TIRZ – Financial Status:

- Financial Health = “Good”
- TIRZ / TIF Revenue: “Growing”
- Budget: “Self- Supporting”
Operations + Projects
- Stakeholder Reimbursements:
Initiated



TIRZ “Priority Projects” Overview

- The “Original Four” Priority Projects
- All Located: in TIRZ #1
- TIRZ #2 Contributions: “City-Wide Benefits”
- TIRZ Subcommittee: Priority Project Evaluation / Possible TIRZ Expansions



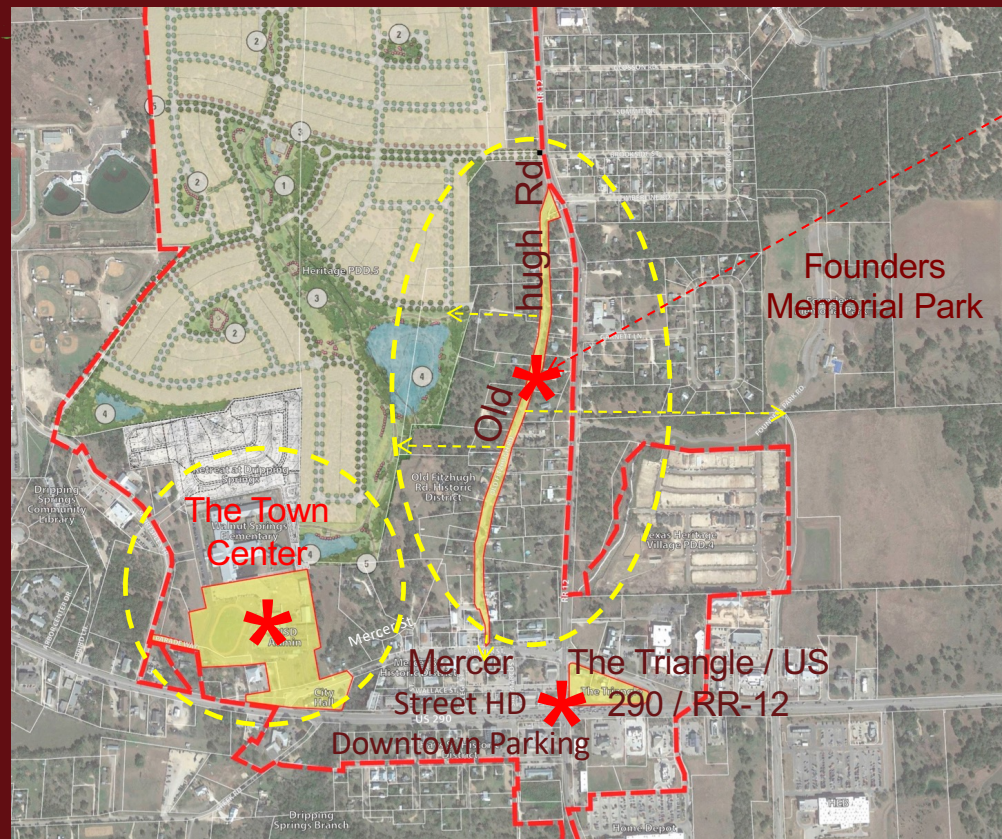
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Dripping Springs TIRZ Update

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TIRZ “Priority Projects” – The “Original Four”

- Town Center
- Old Fitzhugh Rd
- Downtown Parking
- The Triangle



Old Fitzhugh Road

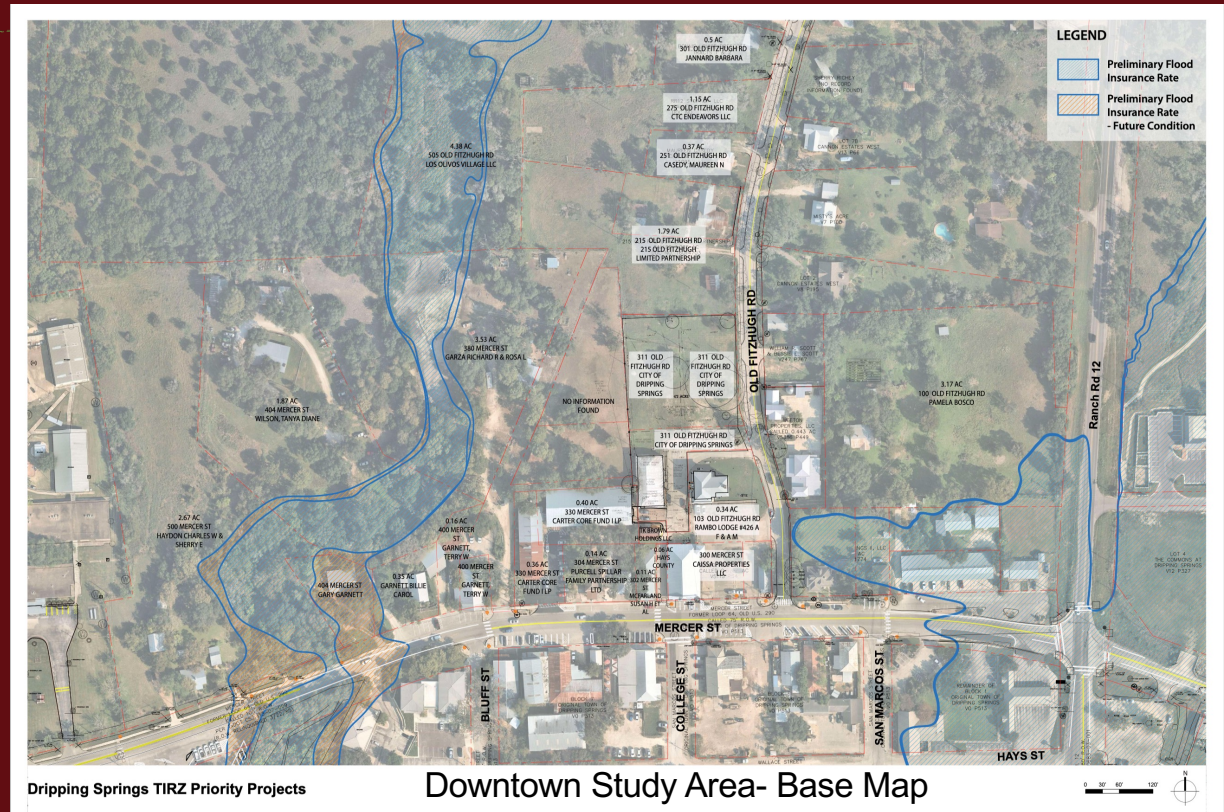
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Dripping Springs TIRZ Update

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Town Center: Project Status

- DSISD Property: Unavailable (4/21)
- City Pursuing ... Alternative Civic Sites
- Parks & Green Spaces ... will be integral to any Alternative Town Center Plan



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Dripping Springs TIRZ Update

Town Center: Activities

- Alternative Sites:
Civic Uses / Synergy /
Feasible / Deliverable
- TIRZ Budget: Support
Planning & Design /
Feasibility Studies
- Public Parks, Greens,
Central Open Spaces



Town Center Square – Ground Level View

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Dripping Springs TIRZ Update

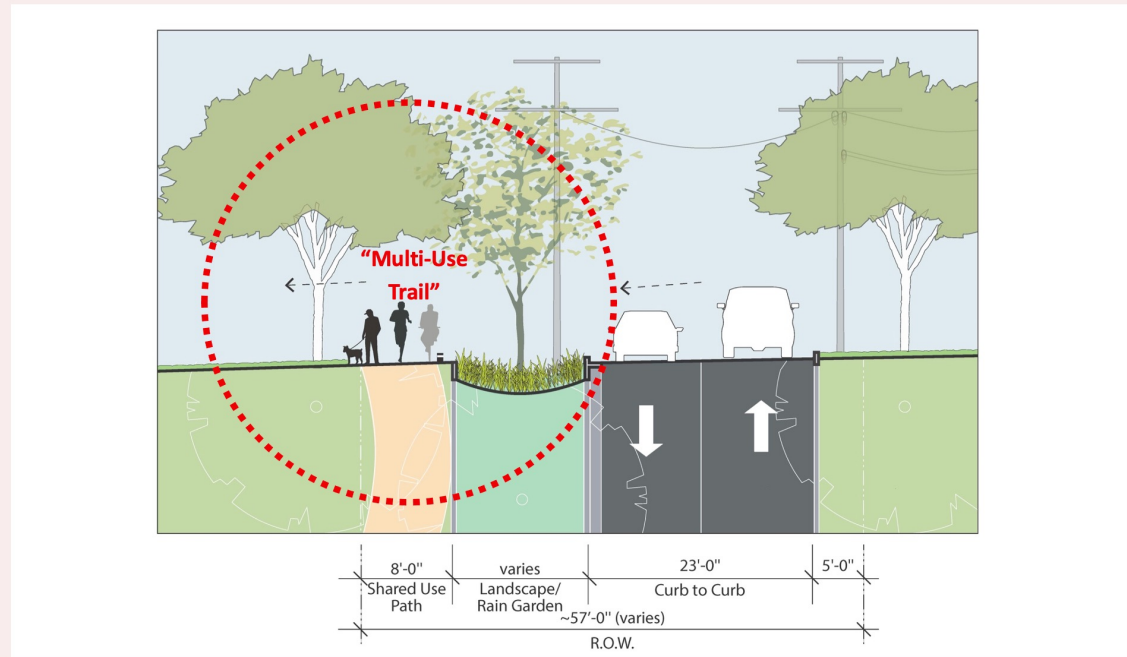
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Old Fitzhugh Road:

- Engineering Plans, Specifications & Estimates: (Contract Execution > Underway)
- Hays County POSAC Funding: Multi-Use Trail (pending)
- Grant Applications: (Spring '22- non-trail portions)

Old Fitzhugh Road: Multi-Use Trail

Section A / Condition 2: Typical without Parking (Looking North)



6/19/2020

Dripping Spring TIRZ Priority Projects

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Dripping Springs TIRZ Update

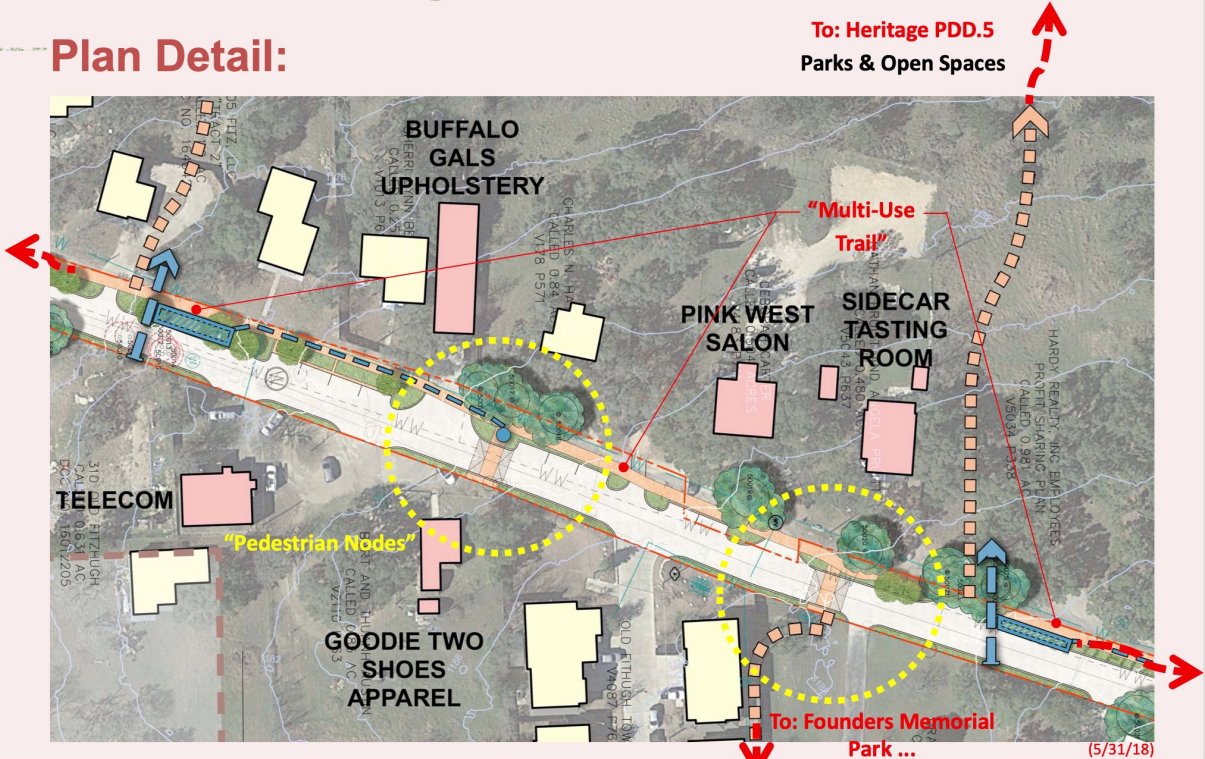
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OFR Activities:

- Plans, Specifications & Estimates Phase: (Contract Execution)
- Current TIRZ Budget FY'22: \$175K
- Potential Funding: Grants, City, County (non-trail portions)

Old Fitzhugh Road: Multi-Use Trail

Plan Detail:



6/19/2020 Dripping Spring TIRZ Priority Projects (5/31/18) 21

OFR Cost Estimates:

“Updated” Preliminary Estimates: 2018 > 2021

- Significant Increases- Total Probable Project Costs: **\$4.8M > \$6.2M**
- Causes: Annual Escalation (3 yrs) + Inflation Post-COVID
- Trail Portion Costs: **\$1.305M > \$2.115M**

Old Fitzhugh Rd.- Multi-Use Trail (Trail)- “Hays POSAC- Project Budget & Phasing:”
 6/25/21- Hays County POSAC Update

- Land Acquisition- (ROW “Cleanup” @ 3 Parcels: 7,507 total sf- per Doucet Surveys & Exhibits)
- Project Planning & Design (Soft Costs- PSE / A&E fees)- advance the design & get “shovel ready”
- Trail, Lighting & Pedestrian Improvements (Trail Portions only)

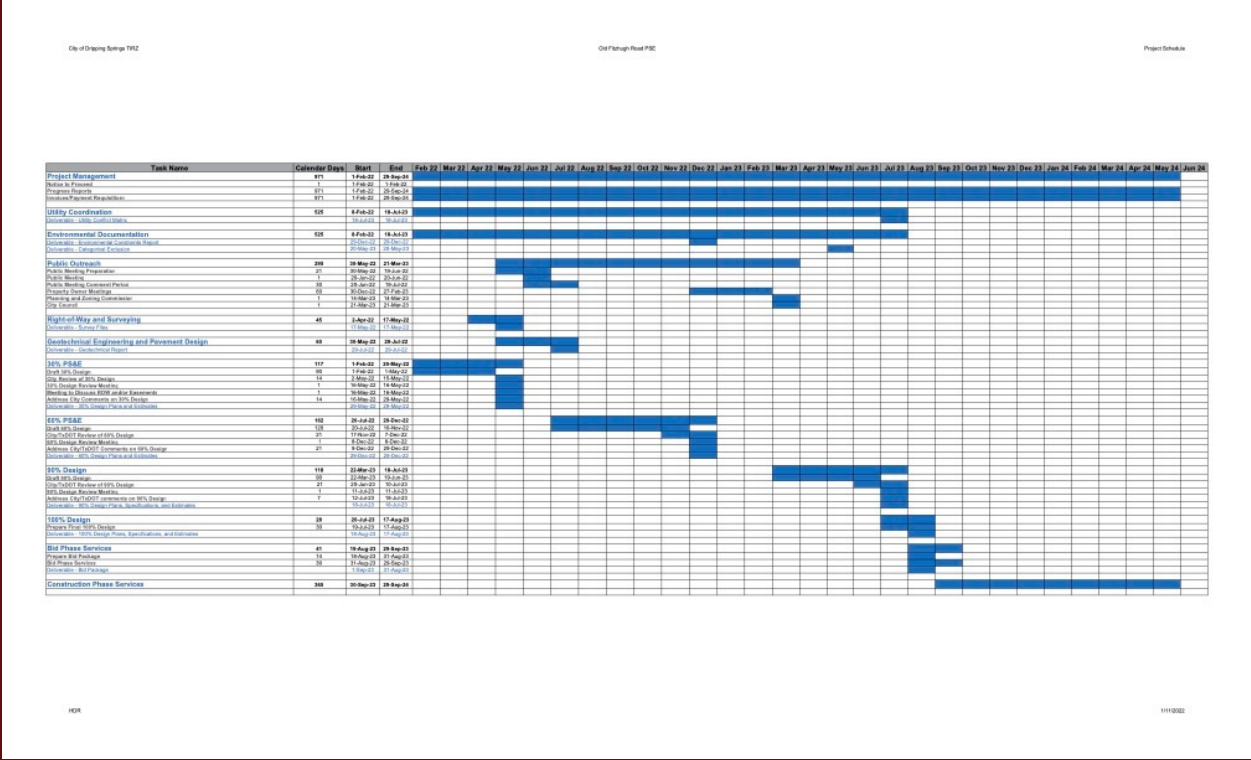
Hays POSAC Summary:

Phase	Cost Element	Conceptual Budget	Notes
1	Land Acquisition (3 ROW Parcels)	\$75,000	\$10/sf. X 7,507 total- ***budget allowance
2	Project Planning & Design (PSE's- A&E)	\$630,000	Full Service Fees- HDR Estimate: 2018*
3	Trail, Lighting & Pedestrian Improvements	\$1,410,000	HDR Estimate-2021* (Trail Portions only) See: HDR Cost Estimate Markup for “Trail Cost Apportionment” Notes...
Total:		\$2,115,000	Adjusted per 2021 Cost Estimate Update

OFR Project Schedule Update:

“Updated” Anticipated Project Timeline: 2021 > 2024

- Funding Procurements & ROW Acquisitions: 1/22 > 12/22
- Planning & Design (PSE's): 2/22 > 8/23
- Project Construction: 9/23 > 6/24 Complete



Downtown Parking:

- Mercer St. Historic District Parking Ordinance (6/20)
- Stephenson Parking Lot-Concept Plan



January 26, 2022

Dripping Springs TIRZ Update

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Downtown Parking:

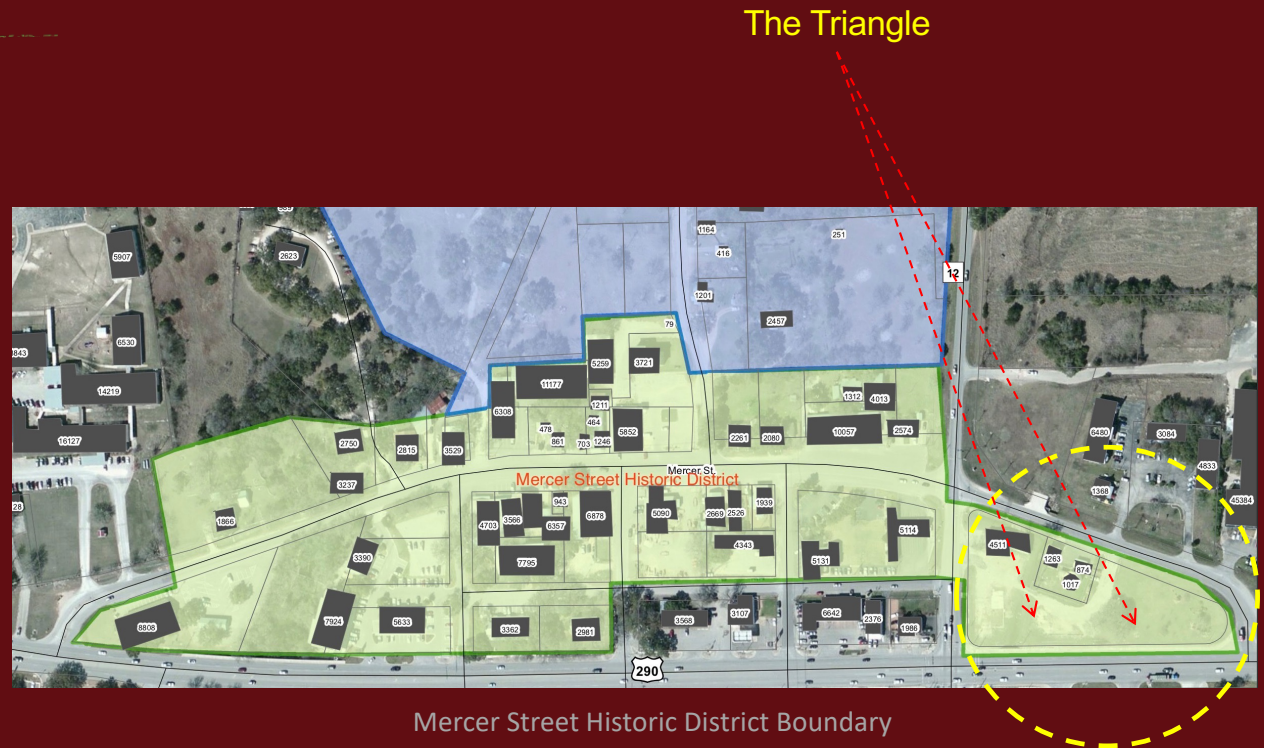
- Mercer St. Historic District Parking Ordinance:
- District Parking-Flexible Standards
- Variances Eliminated
- Fee-In-Lieu Program: Build Parking Lot



Mercer Street Historic District

The Triangle: Project Status

- TXDOT Issues (US 290 / RR12)
- FEMA Issues (Flood Plains)
- Project On Hold (pending)



January 26, 2022

Dripping Springs TIRZ Update

DS TIRZ / Year 2021 “Recap:”

- **TIRZ Financial Health-**
 - TIRZ Revenues “Up” & TIF “Growing”
 - Project Expenditures: “Down” due to pending status
 - “Self-Funding” Budget & Operations
- **Town Center-**
 - Alternative Site Identification (Ongoing)
 - Hays Co. POSAC Funding “Town Center Square” (pending)
 - Planning & Design Support (FY ‘22 Budget- pending)
- **Old Fitzhugh Road-**
 - Engineering Plans, Specifications & Estimates (PSA approved)
 - Hays Co. POSAC Funding “Multi-Use Trail” (pending)
 - Grant Applications (Spring ‘22)
- **Downtown Parking-**
 - Stephenson Parking Lot Planning (pending)
- **Triangle-**
 - TXDOT & FEMA Issues (pending)

January 26, 2022

Dripping Springs TIRZ Update

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DS TIRZ – Eco D Roles: “Appreciation”

- **TIRZ Formation:** Vision & Creative Growth Management
- **TIRZ Board:** Leadership, Project Advocacy & Guidance
- **Stakeholders & Partners:** City of DS, Chamber of Commerce, DSISD, DS Community Library, Businesses, Property Owners, Citizens of DS
- **TIRZ Mission:** “Enabling Civic Infrastructure & Economic Development w/ Public Benefits for the Town and Community”



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**Thank You
!!!**

“Eco D- Update”

January 26, 2022

Dripping Springs TIRZ
Priority Projects