



## **TIRZ No. 1 & No. 2 Board Regular Meeting**

*Dripping Springs City Hall*

*511 Mercer Street - Dripping Springs, Texas*

*Monday, June 08, 2026, at 4:00 PM*

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## **AGENDA**

### **CALL TO ORDER AND ROLL CALL**

#### **Board Members**

Place 1 Ryan Thomas, Chair  
Place 3 Taline Manassian, Vice Chair  
Place 2 Jessie Milner  
Place 4 Brock Johns  
Place 5 Missy Atwood  
Place 6 Susan Kimball  
Place 7 Walt Smith  
Advisory Member Bob Richardson

#### **Staff, Consultants & Appointed/Elected Officials**

City Administrator Michelle Fischer  
Deputy City Administrator Shawn Cox  
City Attorney Aniz Alani  
Assistant City Attorney Laura Mueller  
City Secretary Diana Boone  
Project Manager Garrett Osborne  
TIRZ Project Manager Keenan Smith, AIA  
TIRZ Administrator Andrea Barnes

### **PRESENTATION OF CITIZENS**

*A member of the public that wishes to address the Board on any issue, regardless of whether it is posted on this agenda, may do so during Presentation of Citizens. It is the request of the Board that individuals wishing to speak on agenda items with a public hearing hold their comments until the item is being considered. Individuals are allowed two (2) minutes each to speak regarding issues not on the agenda and two (2) minutes per item on the agenda and may not cede or pool time. Those requiring the assistance of a translator will be allowed additional time to speak. Individuals are not required to sign in; however, it is encouraged. Individuals that wish to share documents with the Board must present the documents to the City Secretary or City Attorney providing at least eight (8) copies; if eight (8) copies are not provided, the Board will receive the documents the following day. Audio Video presentations will not be accepted during Presentation of Citizens. By law no action shall be taken during Presentation of Citizens; however, the Chair may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.*

## **PRESENTATIONS**

*Presentations are for discussion only and no action shall be taken.*

- 1. Introduction and administration of Oath of Office and Statement of Officer for new board member Brock Johns.**

## **MINUTES**

- 2. Consider approval of the May 11, 2026 TIRZ No. 1 & No. 2 regular meeting minutes.**

## **BUSINESS AGENDA**

- 3. TIRZ Administrator's Quarterly Report.** *Presenter: Andrea Barnes, P3 Works*
- 4. Update regarding TIRZ Priority Project - Stephenson School Building and Parking Lot Project.** *Keenan Smith, TIRZ Project Manager and Garrett Osborne, Project Manager.*
- 5. Update regarding TIRZ Priority Project - Old Fitzhugh Road Improvement Project.** *Keenan Smith, TIRZ Project Manager, Chad Gilpin, City Engineer, and Garrett Osborne, Project Manager.*
  - a. Bid Package Update
  - b. Temporary Construction Easements
- 6. Update regarding TIRZ Priority Project - Mercer Street Paseo Project.** *Keenan Smith, TIRZ Project Manager and Chad Gilpin, City Engineer.*
  - a. Plans, Specifications, and Estimate Package Update
  - b. Stakeholder Easements and Agreements Update
- 7. Discussion and possible action regarding the TIRZ No. 1 & No. 2 Board Fiscal Year 2027 budget recommendation.**
  - a. Downtown Drainage, Roadway, and Sidewalk Master Plan
  - b. Budget Recommendation

## **CLOSED SESSION**

*The Board has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), 551.0761 (Deliberation Regarding Critical Infrastructure Facility), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.*

## UPCOMING MEETINGS

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

July 13, 2026, at 4:00 p.m.

August 10, 2026, at 4:00 p.m.

September 14, 2026, at 4:00 p.m.

### City Council Meetings

June 16, 2026, at 6:00 p.m.

July 7, 2026, at 6:00 p.m.

July 21, 2026, at 6:00 p.m.

August 4, 2026, at 6:00 p.m.

August 11, 2026, at 5:30 p.m. (Budget Workshop)

August 18, 2026, at 6:00 p.m.

## ADJOURN

## TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION OF MEETING

*I certify that this public meeting is posted in accordance with Texas Government Code Chapter 551, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall, located at 511 Mercer Street, and on the City website at, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com), on June 2, 2026 at 4:00 PM.*

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*Diana Boone, 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.*