



TIRZ No. 1 & No. 2 Board of Directors Regular Meeting

City of Dripping Springs Council Chambers

511 Mercer Street – Dripping Springs, Texas

Monday, July 08, 2024, at 4:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of the Board present, Chair Starcher called the meeting to order at 4:00 p.m.

Board Members

Place 2 Craig Starcher, Chair

Place 3 Taline Manassian, Vice Chair

Place 1 Dave Edwards

Place 4 Miles Mathews

Place 5 Missy Atwood (*Absent*)

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 Laura Mueller

City Secretary Diana Boone

TIRZ Project Manager Keenan Smith

TIRZ Administrator Jon Snyder

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 seven (7) copies; if seven (7) copies are not provided, the City Council 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.

No one spoke during the Presentation of Citizens.

MINUTES

- 1. Discuss and consider approval of the June 10, 2024, TIRZ No. 1 & No. 2 Board regular meeting minutes.**

A motion was made by Board Member Edwards and seconded by Board Member Mathews to approve the TIRZ No.1 & No.2 meeting minutes for June 10,2024.

The motion to approve carried unanimously 6 to 0.

BUSINESS AGENDA

- 2. Update and discussion regarding TIRZ Priority Projects.** *Keenan Smith, Project Manager*

Keenan Smith presented the item. Progress Report is on file. No action was taken.

- a. Stephenson Building*

Keenan Smith informed the Board that this item went before City Council on June 18, 2024 and the construction documents were approved 3 to 1. The permitting and bidding phase are pending review from subcommittee.

- b. Downtown Parking Lot*

Keenan updated the Board on project coordination activities which include drainage and lighting. He mentioned that 4 tracts would be re-platted into 1 in July.

- c. Downtown Restrooms*

Keenan Smith informed the Board that this project went before City Council on July 2, 2024 and was postponed due to concerns over project costs. He also added that the City Engineer would be reviewing the plans for possible cost reductions.

- d. Stephenson Civic District*

An illustrative plan was presented by Keenan Smith.

- e. Old Fitzhugh Road Project*

Plans, specifications, and estimates were presented. Progress report is on file.

- 3. Discuss and consider policy related to spending of Tax Increment funds on planning, design, construction, and implementation of TIRZ Projects.** *Shawn Cox, Deputy City Administrator*

Deputy City Administrator Shawn Cox presented this item. The Board expressed that they were not ready to consider a policy without numbers and a future project list.

No action was taken. Report is on file.

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), 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.

- 4. Consultation with Attorney and Deliberation Regarding Real Property related to TIRZ Priority Projects.** *Consultation with Attorney, 551.071; Deliberation Regarding Real Property, 551.072*

The Board did not meet in closed session.

UPCOMING MEETINGS

TIRZ No. 1 & No. 2 Board Meetings

August 12, 2024, at 4:00 p.m.
September 9, 2024, at 4:00 p.m.
October 7, 2024, at 4:00 p.m.

City Council Meetings

July 16, 2024, at 6:00 p.m.
August 6, 2024, at 6:00 p.m.
August 20, 2024, at 6:00 p.m.
September 3, 2024, at 6:00 p.m.

ADJOURN

A motion to adjourn the meeting was made by Board Member Kimball and seconded by Board Member Edwards.

The meeting was adjourned at 4:57 p.m.