



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

Dripping Springs City Hall

511 Mercer Street – Dripping Springs, Texas

Monday, October 06, 2025, at 4:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of Board Members present, Chair Thomas called the meeting to order at 4:05 p.m.

Board Members Present:

Place 1 Ryan Thomas, Chair

Place 2 Jessy Milner

Place 4 Miles Mathews

Place 5 Missy Atwood

Board Members Absent:

Place 3 Taline Manassian, Vice Chair

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

City Engineer Chad Gilpin

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.

No one spoke during the Presentation of Citizens.

PRESENTATIONS

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

- 1. Presentation, discussion, and consideration of acceptance of the Quarterly TIRZ Administrator's Report.** *TIRZ Administrator P3 Works, Andrea Barnes; Deputy City Administrator Shawn Cox*

A motion was made by Board Member Atwood and seconded by Board Member Milner, to accept the Quarterly TIRZ Administrator's Report.

The motion carried unanimously 4 to 0.

MINUTES

- 2. Approval of the September 2, 2025 TIRZ Board special meeting minutes.**

A motion was made by Board Member Mathews and seconded by Board Member Milner, to approve the September 2, 2025 meeting minutes.

The motion to approve carried unanimously 4 to 0.

BUSINESS AGENDA

- 3. Update regarding TIRZ Priority Project - Stephenson School Building and Parking Lot Project.** *Keenan Smith, TIRZ Project Manager*

The update was presented by TIRZ Project Manager Keenan Smith. No action was taken.

- 4. Update regarding TIRZ Priority Project - Old Fitzhugh Road.** *Keenan Smith, TIRZ Project Manager*

- a. Schedule
- b. Budget
- c. Utility Relocations

The update was presented by TIRZ Project Manager Keenan Smith. No action was taken.

- 5. Discuss and consider recommendation of an updated Professional Services Agreement with Keenan Smith for TIRZ Project Management Services.**

A motion was made by Board Member Milner and seconded by Board Member Mathews, to approve the updated Professional Services Agreement with Keenan Smith.

The motion to approve carried unanimously 4 to 0.

CLOSED SESSION

No Closed Session was held.

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.

- 6. Consultation with attorney and deliberation regarding real property for parcels involved in TIRZ Priority Projects including Old Fitzhugh Road, Town Center, Stephenson Building, and other strategic real property acquisitions related to TIRZ Priority Projects.** *(551.071, Consultation with Attorney; 551.073, Deliberation Regarding Real Property).*

ADJOURN

A motion was made by Board Member Mathews and seconded by Board Member Milner, to adjourn the meeting.

The motion to adjourn carried unanimously 4 to 0.

The meeting was adjourned at 4:38 p.m.