



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

*Dripping Springs ISD Center for Learning and Leadership*

*Maple Room, 300 Sportsplex Drive – Dripping Springs, Texas*

*Monday, December 09, 2024, at 4:00 PM*

---

### **MINUTES**

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

With a quorum of board members present, Vice Chair Manassian called the meeting to order at 4:01 PM.

#### **Board Members**

Place 2 Craig Starcher, Chair (*absent*)

Place 3 Taline Manassian, Vice Chair

Place 1 Dave Edwards

Place 4 Miles Mathews

Place 5 Missy Atwood (*arrived at 4:07 p.m.*)

Place 6 Susan Kimball (*arrived at 4:06 p.m.*)

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, AIA

#### **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.*

Thomas Crawford spoke concerning the Downtown Restrooms Project.

## **MINUTES**

**Consider approval of the October 7, 2024 TIRZ No. 1 & No. 2 meeting minutes.**

**1. Consider approval of the October 7, 2024 TIRZ No. 1 & No. 2 Board meeting minutes.**

A motion was made by Board Member Kimball and seconded by Board Member Mathews, to approve the October 7, 2024 meeting minutes. The motion to approve carried unanimously 4 to 0.

## **BUSINESS AGENDA**

**2. Discuss and consider approval of the 2025 TIRZ No. 1 & No. 2 Board meeting calendar.**

A motion was made by Vice Chair Manassian and seconded by Board Member Kimball, to approve the 2025 meeting calendar as presented. The motion to approve carried unanimously 4 to 0.

**3. Discuss appointments to the TIRZ No. 1 & No. 2 Board of Directors.**

Discussion only. No action was taken.

**4. Update and Discussion on financing of TIRZ Priority Projects. *Shawn Cox, Deputy City Administrator***

Update was given by Deputy City Administrator Shawn Cox. No action was taken.

**5. Update and possible action regarding TIRZ Priority Projects. *TIRZ Project Manager, Keenan Smith***

- a. Stephenson Building
- b. Downtown Parking
- c. Downtown Restrooms
- d. Old Fitzhugh Road Project

Project Manager Keenan Smith presented the update. The presentation is on file. No action was taken.

## **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.*

A motion was made by Board Member Smith and seconded by Board Member Edwards, to go into Closed Session for item 6, under sections 551.071 and 551.072. The motion carried unanimously 6 to 0.

Closed Session started at 4:31 PM and ended at 5:15 PM.

No action was taken during Closed Session.

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

## **ADJOURN**

A motion was made by Board Member Edwards and seconded by Board Member Mathews, to adjourn the meeting. The motion to adjourn carried unanimously 6 to 0.

The meeting adjourned at 5:16 PM.