



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

Dripping Springs City Hall

511 Mercer Street – Dripping Springs, Texas

Tuesday, September 02, 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 4:01 p.m.

Board Members present

Place 1 Ryan Thomas, Chair

Place 3 Taline Manassian, Vice Chair

Place 2 Jessy Milner (*arrived at 4:08 p.m.*)

Place 4 Miles Mathews

Place 5 Missy Atwood

Place 6 Susan Kimball

Place 7 Walt Smith (*arrived at 4:14 p.m.*)

Advisory Member Bob Richardson

Staff, Consultants & Appointed/Elected Officials present

City Administrator Michelle Fischer

Deputy City Administrator Shawn Cox

City Attorney Laura Mueller

City Secretary Diana Boone

Maintenance Director Riley Sublett

City Inspector Garrett Osborne

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.

No one spoke during the Presentation of Citizens.

MINUTES

1. Consider approval of the August 11, 2025 TIRZ No.1 & No.2 Board meeting minutes.

A motion was made by Board Member Mathews and seconded by Board Member Kimball, to approve the August 11, 2025, TIRZ No. 1 & No. 2 Board Meeting minutes. The motion to approve carried 3 to 0 with 2 members abstaining, Vice Chair Manassian and Board Member Atwood. Board members Milner and Smith were not present to vote.

BUSINESS AGENDA

2. Discuss and consider approval of a recommendation to City Council regarding the selection of a bidder for the Stephenson Building and Parking Lot Project and the authorization of staff and the Mayor to finalize agreement with selected bidder. Sponsor: Mayor Bill Foulds, Jr.

A motion was made by Board Member Atwood and seconded by Board Member Mathews, to approve the recommendation to City Council regarding the selection of a bidder, QA Construction, for the Stephenson Building and Parking Lot Project. The motion carried unanimously 7 to 0. Board members Milner and Smith arrived during this presentation.

3. Update on the Dripping Springs Community Library Project. Missy Atwood, District Board of Trustees President

Board Member Atwood provided an update. 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.

4. 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).

The Board did not meet in Closed Session.

ADJOURN

A motion was made by Board Member Smith and seconded by Board Member Kimball, to adjourn the meeting. The motion to adjourn carried 7 to 0.

The meeting was adjourned at 5:13 p.m.