



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

Dripping Springs City Hall

511 Mercer Street – Dripping Springs, Texas

Monday, November 10, 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 3 Taline Manassian, Vice Chair
Place 2 Jessy Milner
Place 4 Miles Mathews
Place 6 Susan Kimball
Place 7 Walt Smith (*left at 4:38 p.m.*)
Advisory Member Bob Richardson

Board Members Absent

Place 5 Missy Atwood

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer
Deputy City Administrator Shawn Cox
City Attorney Laura Mueller
City Secretary Diana Boone
City Inspector/Grant Administrator Garrett Osborne
City Engineer Chad Gilpin
Senior Planner Sara Varvarigos
Deputy City Attorney Aniz Alani
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 Presentation of Citizens.

A motion was made by Board Member Smith and seconded by Board Member Mathews, to go into Closed Session for item 7, under Sections 551.071 and 551.073. The motion carried unanimously 6 to 0.

Closed Session began at 4:07 p.m.

Closed Session ended at 4:38 p.m.

No action was taken during Closed Session.

Board Member Smith left at 4:38 p.m., after Closed Session ended.

MINUTES

- 1. Consider approval of the October 6, 2025 TIRZ No.1 & No.2 Board regular meeting minutes.**

A motion was made by Board Member Mathews and seconded by Board Member Kimball, to approve the October 6, 2025 meeting minutes. The motion to approve carried 4 to 0, with 1 abstention by Vice Chair Manassian.

BUSINESS AGENDA

- 2. Discuss and consider approval of the 2026 TIRZ No. 1 & No. 2 Board meeting calendar.**

A motion was made by Board Member Kimball and seconded by Board Member Milner, to approve the TIRZ Board 2026 meeting calendar as presented. The motion to approve the calendar carried unanimously 5 to 0.

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

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

This update was presented by TIRZ Project Manager Keenan Smith.

No action was taken.

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

This update was presented by TIRZ Project Manager Keenan Smith.

No action was taken.

5. Update regarding TIRZ Priority Project - Mercer Street Paseo Project. Keenan Smith, TIRZ Project Manager

This update was presented by TIRZ Project Manager Keenan Smith.

No action was taken.

6. Discuss TIRZ Board appointments expiring December 31, 2025: Jessy Milner, Place 2; Miles Mathews, Place 4; and Susan Kimball, Place 6.

No action was taken.

CLOSED SESSION

This item was moved to be discussed first on the agenda.

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.

7. 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 Kimball, to adjourn the meeting. The motion to adjourn carried unanimously 5 to 0.

This meeting was adjourned at 5:02 p.m.