TIRZ No. 1 & No. 2 Board Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Monday, June 08, 2026, at 4:00 PM

MINUTES

With a quorum of board members present, Vice Chair Manassian called the meeting to order at 4:00 p.m.

CALL TO ORDER AND ROLL CALL

Board Members Present
Place 3 Taline Manassian, Vice Chair
Place 2 Jessy Milner
Place 4 Brock Johns
Place 6 Susan Kimball
Place 7 Walt Smith

Board Members Absent
Place 1 Ryan Thomas, Chair
Place 5 Missy Atwood
Advisory Member Bob Richardson

Staff, Consultants & Appointed/Elected Officials
City Administrator Michelle Fischer
Deputy City Administrator Shawn Cox
City Secretary Diana Boone
City Engineer Chad Gilpin
Paralegal Operations Specialist Elliana Chon
City Inspector Michael Tomasz
Project Manager Garrett Osborne
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.

Pat Fox owner of Short Mama's Bistro spoke concerning the need for improvements to the downtown area, including the addition of sidewalks and street lights, particularly along Wallace Street.

PRESENTATIONS

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

1. **Introduction and administration of Oath of Office and Statement of Officer for new board member Brock Johns.**

   After an introduction by Vice Chair Manassian, new board member Brock Johns was sworn in by City Secretary Diana Boone.

MINUTES

2. **Consider approval of the May 11, 2026 TIRZ No. 1 & No. 2 regular meeting minutes.**

   A motion was made by Board Member Kimball and seconded by Board Member Smith, to approve the May 11, 2026 minutes as submitted. The motion carried unanimously 5 to 0.

BUSINESS AGENDA

3. **TIRZ Administrator's Quarterly Report.** *Presenter: Andrea Barnes, P3 Works*

   A motion was made by Board Member Smith and seconded by Board Member Kimball, to adopt the quarterly report with revisions to the footnote on Table 12:TIRZ No.1-TIRZ Revenues.

   Revisions made to the referenced footnote:

   [c] Beginning in FY 2023, TIRZ I was expanded to include additional properties, which caused the base value for property in the City to increase from $37,912,603 to $70,382,980. Included in the expansion were Anarene/Double L properties outside of the City, which caused those valuations in the County (only) to increase from $37,912,603 to $71,930,830.

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

   An update was presented by Project Manager Keenan Smith concerning the Stephenson Building & Parking Lot Project. The report is on file.

   No action was taken.

5. **Update regarding TIRZ Priority Project - Old Fitzhugh Road Improvement Project.** *Keenan Smith, TIRZ Project Manager, Chad Gilpin, City Engineer, and Garrett Osborne, Project Manager.*

    a. Bid Package Update
    b. Temporary Construction Easements

    An update was presented by Project Manager Keenan Smith concerning the Old Fitzhugh Road Improvement Project. The report is on file.

    No action was taken.

6. **Update regarding TIRZ Priority Project - Mercer Street Paseo Project.** *Keenan Smith, TIRZ Project Manager and Chad Gilpin, City Engineer.*

    a. Plans, Specifications, and Estimate Package Update
    b. Stakeholder Easements and Agreements Update

    An update was presented by City Engineer Chad Gilpin concerning the Mercer Street Paseo Project. The report is on file.

    No action was taken

7. **Discussion and possible action regarding the TIRZ No. 1 & No. 2 Board Fiscal Year 2027 budget recommendation.**

    a. Downtown Drainage, Roadway, and Sidewalk Master Plan
    b. Budget Recommendation

    Action on this item was postponed.

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), 551.0761 (Deliberation Regarding Critical Infrastructure Facility), 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.

The board did not meet in Closed Session.

ADJOURN

A motion was made by Board Member Smith seconded by Board Member Kimball, to adjourn the meeting. The motion carried unanimously 5 to 0.

The meeting was adjourned at 4:48 p.m.