



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, April 14, 2025, at 4:00 PM

MINUTES

CALL TO ORDER AND ROLL CALL

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

Board Members Present

Place 2 Craig Starcher, Chair

Place 3 Taline Manassian, Vice Chair

Place 1 Ryan Thomas

Place 4 Miles Mathews

Place 6 Susan Kimball

Place 7 Walt Smith

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

TIRZ Project Manager Keenan Smith, AIA

City Engineer Chad Gilpin

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.

Tom Crawford spoke concerning possible plans to update the alley where the downtown bathrooms are located.

MINUTES

1. Consider approval of the March 10, 2025 TIRZ Board meeting minutes.

A motion was made by Board Member Mathews and seconded by Board Member Kimball, to approve the March 10, 2025 meeting minutes. The motion to approve carried 6 to 0, with 1 abstention by Vice Chair Manassian.

BUSINESS AGENDA

2. Discuss and consider possible action regarding the TIRZ No.1 & No.2 Board Fiscal Year 2026 Budget. *Shawn Cox, Deputy City Administrator*

Discussion only, no action was taken.

3. Presentation, discussion, and consideration of acceptance of the Quarterly TIRZ Administrator's Report. *TIRZ Administrator P3 Works, Casey Sclar; Deputy City Administrator Shawn Cox*

No action was taken.

4. Update regarding TIRZ Priority Projects. *Chad Gilpin, City Engineer; Keenan Smith, TIRZ Project Manager*

Project updates were presented by TIRZ Project Manager and City Engineer, no action was taken.

- a. Stephenson Building
- b. Downtown Parking
- c. Downtown Restrooms
- d. Downtown Roadway, Drainage, & Sidewalks
- e. Old Fitzhugh Road

5. Discussion regarding the Downtown Masterplan and Design Phases. *Chad Gilpin, City Engineer*

Discussion only, no action was taken.

6. Discuss and consider current and potential future TIRZ Priority Projects. *Keenan Smith, TIRZ Projects Manager and Laura Mueller, City Attorney*

Discussion only, no action was taken.

CLOSED SESSION

A motion was made by Vice Chair Manassian and seconded by Board Member Smith, to go into Closed Session for agenda item 7, under sections 551.071 and 551.072. The motion carried unanimously 7 to 0.

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

Closed Session began at 5:41 p.m. and ended at 6:09 p.m.

No action was taken during Closed Session.

ADJOURN

A motion was made by Board Member Kimball and seconded by Board Member Thomas, to adjourn the meeting. The meeting was adjourned at 6:10 PM.