TIRZ No. 1 & No. 2 Board Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Monday, November 09, 2026, at 4:00 PM

AGENDA

CALL TO ORDER AND ROLL CALL

Board Members

Place 1 Ryan Thomas, Chair
Place 3 Taline Manassian, Vice Chair
Place 2 Jessy Milner
Place 4 Brock Johns
Place 5 Missy Atwood
Place 6 Susan Kimball
Place 7 Walt Smith
Advisory Member Bob Richardson

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer
Deputy City Administrator Shawn Cox
City Attorney Aniz Alani
City Secretary Diana Boone
City Engineer Chad Gilpin
Project Manager Elisabeth Schaper
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.

MINUTES

1. **Consider approval of the October 5, 2026 TIRZ No.1 & No.2 Board regular meeting minutes.**

BUSINESS AGENDA

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

    a. Overall Project Schedule
    b. Landscaping & Irrigation

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

    a. Stakeholder Meeting Overview
    b. Groundbreaking
    c. Schedule and Notice to Proceed

4. **Update regarding TIRZ Priority Project - Mercer Street Paseo Project Phase 2** *TIRZ Project Manager Keenan Smith*

    a. Project Schedule

5. **Update on Issuance of Requests For Qualifications for Creek Road Feasibility Study & Downtown Drainage, Street, Parking, & Sidewalk Master Plan.** *TIRZ Project Manager Keenan Smith*

6. **Discuss TIRZ Board reappointments expiring December 31, 2026: Chair Ryan Thomas, Place 1; Vice Chair Taline Manassian, Place 3; Missy Atwood, Place 5; and Hays County representative Walt Smith, Place 7 .**

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.

UPCOMING MEETINGS

TIRZ No. 1 & No. 2 Board Meetings
December 14, 2026 at 4:00 p.m.
January 11, 2027 at 4:00 p.m.
February 8, 2027 at 4:00 p.m.

City Council Meetings
November 17, 2026 at 6:00 p.m.
December 1, 2026 at 6:00 p.m.
December 15, 2026 at 6 p.m.
January 5, 2026 at 6:00 p.m.
January 19, 2026 at 6:00 p.m.

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION OF MEETING

I certify that this public meeting is posted in accordance with Texas Government Code Chapter 551, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall, located at 511 Mercer Street, and on the City website at, www.cityofdrippingsprings.com, on November 3, 2026 at 4:00 p.m.

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Diana Boone, City Secretary

This facility is wheelchair accessible. Accessible parking spaces are available. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.

STAFF REPORT

City of Dripping Springs

PO Box 384
511 Mercer Street
Dripping Springs, TX 78620

Submitted By: Diana Boone, City Secretary

Council Meeting Date: November 9, 2026

Agenda Item Wording: **Discuss TIRZ Board reappointments expiring December 31, 2026: Chair Ryan Thomas, Place 1; Vice Chair Taline Manassian, Place 3; Missy Atwood, Place 5; and Hays County representative Walt Smith, Place 7.**

Agenda Item Requestor: Chair Ryan Thomas

Summary/Background: Board members are appointed by City Council and the Hays County Commissioner's Court. The City Council shall appoint Places 1 - 5, and the Hays County Commissioner shall appoint Places 6 and 7.

The TIRZ board members below have terms expiring on December 31, 2026. Appointments will be added to a City Council agenda for consideration.

Current Membership

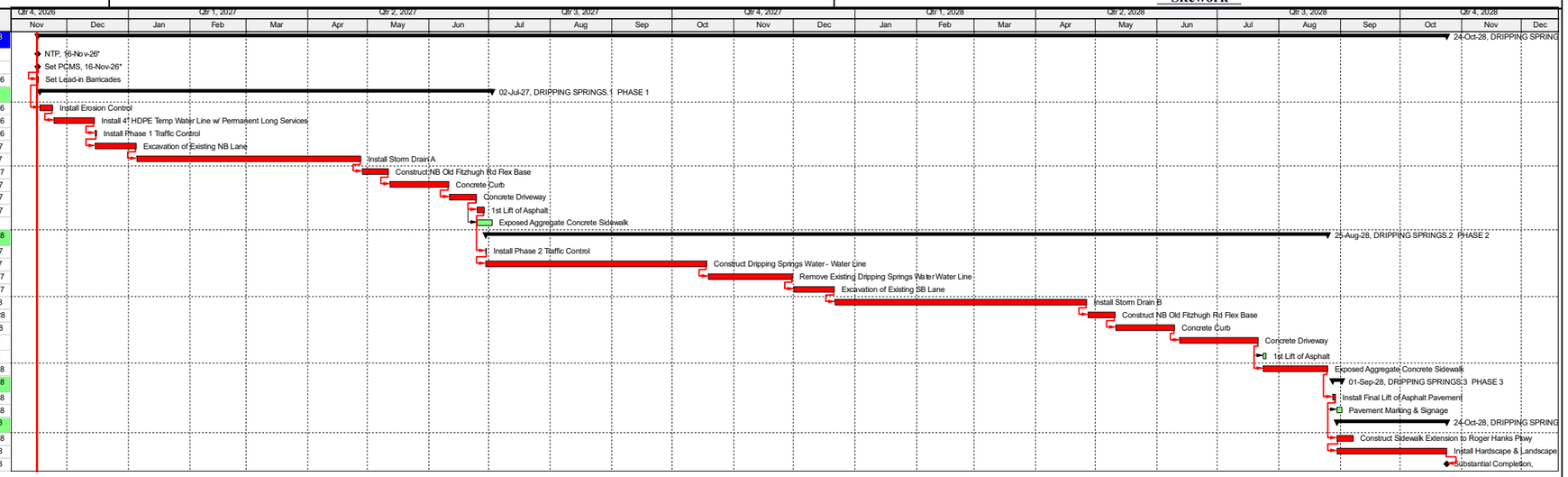
Member	Place	Term
Ryan Thomas, Chair	Place 1	12/31/26
Jessy Milner	Place 2	12/31/27
Taline Manassian, Vice Chair	Place 3	12/31/26
Brock Johns	Place 4	12/31/27
Missy Atwood	Place 5	12/31/26
Susan Kimball	Place 6	12/31/27
Walt Smith	Place 7	12/31/26

OLD FITZHUGH RD

PRE-LIMINARY BASELINE SCHEDULE

Lone★Star Sitework

Activity ID	Activity Name	Original Duration	Remaining Duration	Schedule % Complete	Start	Finish
DRIPPING SPRINGS OLD FITZHUGH RD		507	507	0%	16-Nov-26	24-Oct-28
A1000	NTP	0	0	0%	16-Nov-26*	
A1010	Set PCMS	0	0	0%	16-Nov-26*	
A1040	Set Lead-in Barricades	1	1	0%	16-Nov-26	16-Nov-26
DRIPPING SPRINGS.1 PHASE 1		164	164	0%	17-Nov-26	02-Jul-27
A1020	Install Erosion Control	5	5	0%	17-Nov-26	23-Nov-26
A1030	Install 4" HDPE Temp Water Line w/ Permanent Long Services	15	15	0%	24-Nov-26	14-Dec-26
A1050	Install Phase 1 Traffic Control	1	1	0%	15-Dec-26	15-Dec-26
A1060	Excavation of Existing NB Lane	15	15	0%	15-Dec-26	04-Jan-27
A1070	Install Storm Drain A	81	81	0%	05-Jan-27	27-Apr-27
A1080	Construct NB Old Fitzhugh Rd Flex Base	10	10	0%	28-Apr-27	11-May-27
A1090	Concrete Curb	22	22	0%	12-May-27	10-Jun-27
A1100	Concrete Driveway	10	10	0%	11-Jun-27	24-Jun-27
A1110	1st Lift of Asphalt	2	2	0%	25-Jun-27	28-Jun-27
A1115	Exposed Aggregate Concrete Sidewalk	6	6	0%	25-Jun-27	02-Jul-27
DRIPPING SPRINGS.2 PHASE 2		304	304	0%	29-Jun-27	25-Aug-28
A1120	Install Phase 2 Traffic Control	1	1	0%	29-Jun-27	29-Jun-27
A1130	Construct Dripping Springs Water - Water Line	80	80	0%	29-Jun-27	18-Oct-27
A1140	Remove Existing Dripping Springs Water Water Line	31	31	0%	19-Oct-27	30-Nov-27
A1150	Excavation of Existing SB Lane	15	15	0%	01-Dec-27	21-Dec-27
A1160	Install Storm Drain B	91	91	0%	22-Dec-27	26-Apr-28
A1170	Construct NB Old Fitzhugh Rd Flex Base	10	10	0%	27-Apr-28	10-May-28
A1180	Concrete Curb	22	22	0%	11-May-28	09-Jun-28
A1190	Concrete Driveway	30	30	0%	12-Jun-28	21-Jul-28
A1210	1st Lift of Asphalt	2	2	0%	24-Jul-28	25-Jul-28
A1215	Exposed Aggregate Concrete Sidewalk	25	25	0%	24-Jul-28	25-Aug-28
DRIPPING SPRINGS.3 PHASE 3		5	5	0%	28-Aug-28	01-Sep-28
A1220	Install Final Lift of Asphalt Pavement	2	2	0%	28-Aug-28	29-Aug-28
A1240	Pavement Marking & Signage	3	3	0%	30-Aug-28	01-Sep-28
DRIPPING SPRINGS.4 PHASE 4		40	40	0%	30-Aug-28	24-Oct-28
A1230	Construct Sidewalk Extension to Roger Hanks Pkwy	7	7	0%	30-Aug-28	07-Sep-28
A1250	Install Hardscape & Landscape	40	40	0%	30-Aug-28	24-Oct-28
A1260	Substantial Completion	0	0	0%		24-Oct-28



Date	Revision	Checked	Approved
23-Oct-26	PRELIMINARY BASELINE SCHEDULE		

STAFF REPORT

City of Dripping Springs

PO Box 384
511 Mercer Street
Dripping Springs, TX 78620

Submitted By: Diana Boone, City Secretary

Council Meeting Date: November 9, 2026

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