



## **TIRZ No. 1 & No. 2 Board Regular Meeting**

*Dripping Springs City Hall*

*511 Mercer Street - Dripping Springs, Texas*

*Monday, May 11, 2026, at 4:00 PM*

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## **AGENDA**

### **CALL TO ORDER AND ROLL CALL**

#### **Board Members**

Place 1 Ryan Thomas, Chair  
Place 3 Taline Manassian, Vice Chair  
Place 2 Jessie Milner  
Place 4 Miles Mathews  
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  
Deputy City Attorney Laura Mueller  
City Secretary Diana Boone  
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.*

## MINUTES

- 1. Consider approval of the April 13, 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.** *Keenan Smith, TIRZ Project Manager and Garrett Osborne, Project Manager.*
  - a. Schedule
- 3. 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. Request for Bids Package
  - b. Schedule
  - c. Project Funding
  - d. Temporary Construction Easements
- 4. 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
- 5. Update, discussion, and possible action regarding proposed Amendments to TIRZ No. 1 & No. 2 Project Plans and Boundaries.**
- 6. Discussion and possible action regarding the TIRZ No. 1 & No. 2 Board Fiscal Year 2027 budget recommendation.**

## 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**

June 8, 2026, at 4:00 p.m.

July 13, 2026, at 4:00 p.m.

August 10, 2026 at 4:00 p.m.

**City Council Meetings**

May 19, 2026, at 6:00 p.m.

June 2, 2026, at 6:00 p.m.

June 16, 2026, at 6:00 p.m.

July 7, 2026, at 6:00 p.m.

July 21, 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](http://www.cityofdrippingsprings.com), on May 5, 2026 at 6:00 PM.*

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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.*



## TIRZ No. 1 & No. 2 Board Regular Meeting

*Dripping Springs City Hall*

*511 Mercer Street - Dripping Springs, Texas*

*Monday, April 13, 2026, at 4:00 PM*

### **DRAFT 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**

Place 1 Ryan Thomas, Chair

Place 3 Taline Manassian, Vice Chair (*arrived at 4:03 p.m.*)

Place 2 Jessy Milner (*arrived at 4:07 p.m.*)

Place 4 Miles Mathews

Place 5 Missy Atwood

Place 6 Susan Kimball

Place 7 Walt Smith (*arrived at 4:03 p.m.*)

Advisory Member Bob Richardson (*absent*)

##### **Staff, Consultants & Appointed/Elected Officials**

City Administrator Michelle Fischer

Deputy City Administrator Shawn Cox

Deputy City Attorney Laura Mueller

City Secretary Diana Boone

City Engineer Chad Gilpin

Planning Director Tory Carpenter

HDR Project Engineer Leslie Pollack

TIRZ Project Manager Keenan Smith, AIA

TIRZ Administrator Andrea Barnes

#### **PRESENTATION OF CITIZENS**

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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 March 9, 2026 TIRZ No.1 & No.2 Board Regular Meeting Minutes.

Vice Chair Manassian and Board Member Smith arrived as this item was being discussed.

A motion was made by Board Member Mathews and seconded by Chair Thomas, to approve the March 9, 2026 meeting minutes. The motion to approve carried 4 to 0, with 2 abstentions by Board Members Kimball and Atwood.

## BUSINESS AGENDA

### 2. Presentation, discussion, and possible action on the Q1 2026 TIRZ Administrator's Quarterly Report. *Presenter: Andrea Barnes, P3 Works*

Board Member Milner arrived as this item was being presented.

A motion was made by Board Member Smith and seconded by Board Member Kimball, to accept the Quarterly Report with some suggested revisions such as including budget estimates for each TIRZ No.1 and TIRZ No.2 and to add a table that reflects the TIRZ contribution to the Downtown Restroom Project. The motion carried unanimously 7 to 0.

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

This update was presented by TIRZ Project Manager Keenan Smith.

No action was taken. Report is in the agenda packet, available on the City website.

### 4. Presentation, discussion, and possible action regarding TIRZ Priority Project - Old Fitzhugh Road Improvement Project. *Leslie Pollack, Project Engineer; Chad Gilpin, City Engineer; and Aniz Alani, City Attorney.*

This item was presented by HDR Project Manager Leslie Pollack.

- a. Request for Bids Package
- b. Schedule
- c. Project Funding
- d. Temporary Construction Easements

A motion was made by Vice Chair Manassian and seconded by Board Member Mathews, to approve a recommendation to City Council to move forward with bid solicitation. The motion carried 6 to 0, with 1 recusal by Board Member Atwood.

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. Report is in the agenda packet, available on the City website.

- a. Plans, Specifications, and Estimate Schedule
- b. City Council April 7th Update
- c. Funding & Implementation

6. **Discussion and possible action regarding proposed Amendments to TIRZ No.1 & No. 2 Project Plans and Boundaries, and committee appointments.**

This item was presented by City Administrator Michelle Fischer and Deputy City Attorney Laura Mueller.

Chair Thomas appointed himself, Vice Chair Manassian, and Board Members Smith to the TIRZ Projects Committee.

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

This item was presented by Deputy City Administrator Shawn Cox.

Chair Thomas appointed himself, and Board Members Smith and Milner to the TIRZ Budget Committee.

## **CLOSED SESSION**

A motion was made by Vice Chair Manassian and seconded by Board Member Mathews, to go into Closed Session for item 8, under Sections 551.071 and 551.072. The motion carried unanimously 7 to 0.

Closed Session began at 5:04 p.m.

*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.*

8. **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*; 551.072, *Deliberation Regarding Real Property*).

Closed Session ended at 5:17 p.m.

**ADJOURN**

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

The meeting was adjourned at 5:17 p.m.