TIRZ No. 1 & No. 2 Board Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Monday, January 12, 2026, at 4:00 PM

DRAFT MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of commissioners present, Chair Thomas called the meeting to order at 4:02 p.m.

Board Members Present
Place 1 Ryan Thomas, Chair
Place 2 Jessy Milner, *arrived at 4:05 p.m.*
Place 4 Miles Mathews
Place 5 Missy Atwood
Place 6 Susan Kimball
Place 7 Walt Smith
Advisory Member Bob Richardson

Board Members Absent
Place 3 Taline Manassian, Vice Chair

Staff, Consultants & Appointed/Elected Officials
City Administrator Michelle Fischer
Deputy City Administrator Shawn Cox
Assistant City Attorney Laura Mueller
City Secretary Diana Boone
Project Manager Garrett Osborne
Maintenance Director Riley Sublett
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.

No one spoke during the Presentation of Citizens.

MINUTES

1. **Approval of the December 8, 2025 TIRZ No.1 & No.2 Board regular meeting minutes.**

   A motion was made by Commissioner Smith and seconded by Commissioner Mathews, to approve the December 8, 2025 meeting minutes. The motion to approve carried unanimously 5 to 0. Commissioner Milner was not present to vote.

BUSINESS AGENDA

2. **Presentation, discussion, and possible action on the acceptance of the Quarterly TIRZ Administrator's Report**. *TIRZ Administrator, P3 Works*

   Commissioner Milner arrived during this item discussion.

   A motion was made by Commissioner Smith and seconded by Commissioner Kimball, to postpone the acceptance of the Quarterly TIRZ Administrator's Report to the February meeting. The motion carried unanimously 6 to 0.

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

   a. Utility Relocations
   b. Schedule
   c. Budget

   TIRZ Project Manager Keenan Smith presented the update. No action was taken.

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

   TIRZ Project Manager Keenan Smith presented the update. City of Dripping Springs Project Manager Garrett Osborne was in the audience to answer questions. No action was taken.

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

   TIRZ Project Manager Keenan Smith presented the update. No action was taken.

CLOSED SESSION

A motion was made by Commissioner Mathews and seconded by Commissioner Kimball, to go into Closed Session for item 6, under section 551.073. The motion carried unanimously 6 to 0.

Closed Session began at 4:19 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.

6. **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*).

Closed Session ended at 4:30 p.m.

No action was taken during Closed Session.

ADJOURN

A motion was made by Commissioner Kimball and seconded by Commissioner Smith, to adjourn the meeting. The motion carried unanimously 6 to 0.

The meeting was adjourned at 4:30 p.m.