



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, February 10, 2025, at 4:00 PM

DRAFT MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of Commissioners present, Chair Starcher called the meeting to order at 4:02 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 5 Missy Atwood

Place 6 Susan Kimball

Place 7 Walt Smith, *arrived at 4:41 p.m.*

Advisory Member Bob Richardson

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer

Deputy City Administrator Shawn Cox

City Attorney Laura Mueller

Deputy City Attorney Aniz Alani

City Secretary Diana Boone

City Engineer Chad Gilpin

TIRZ Project Manager Keenan Smith, AIA

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 January 13, 2025 TIRZ No. 1 & No. 2 regular meeting minutes.

A motion was made by Board Member Mathews and seconded by Board Member Kimball, to approve the January 13, 2025 meeting minutes with one correction to the attendance.

The motion to approve carried 5 to 0, with 1 abstention.

BUSINESS AGENDA

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

A motion was made by Board Member Mathews and seconded by Board Member Thomas, to accept the Quarterly TIRZ Administrator's Report.

The motion carried unanimously 6 to 0.

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

No action was taken.

4. Discuss and consider appointment or re-appointment of TIRZ Projects Subcommittee and TIRZ Budget Subcommittee.

Subcommittees will remain the same. TIRZ Projects Subcommittee: Vice Chair Manassian and Board Member Smith, TIRZ Budget Subcommittee: Board Member Mathews and Board Member Smith.

5. Update regarding TIRZ Priority Projects. *Leslie Pollack, Transportation Engineer; Chad Gilpin, City Engineer; Keenan Smith, TIRZ Project Manager*

Updates are informational, no action taken.

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

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

A motion was made by Board Member Atwood and seconded by Board Member Thomas, to go into Closed Session for agenda item 6, under Sections 551.071 and 551. 072

The motion carried unanimously 6 to 0.

Closed Session began at 5:28 p.m. and ended at 6:06 p.m.

No action was taken.

ADJOURN

A motion was made by Board Member Smith and seconded by Board Member Mathews, to adjourn the meeting. The motion to adjourn carried unanimously 6 to 0.

The meeting adjourned at 6:07 p.m.