



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

City of Dripping Springs Council Chambers

511 Mercer Street – Dripping Springs, Texas

Monday, August 12, 2024, at 4:00 PM

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# MINUTES

## CALL TO ORDER AND ROLL CALL

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 Dave Edwards

Place 4 Miles Mathews

Place 5 Missy Atwood (absent)

Place 6 Susan Kimball

Place 7 Walt Smith (arrived at 4:09)

Advisory Member Bob Richardson

### **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

TIRZ Administrator Jon Snyder

## 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 Presentation of Citizens.

## MINUTES

### 1. **Approval of the TIRZ No. 1 & No. 2 Board regular meeting minutes for July 8, 2024.**

Board Member Edwards made a motion to approve the meeting minutes for July 8, 2024. The motion was seconded by Board Member Mathews.

The motion carried unanimously 5 to 0. Board Member Smith did not arrive in time to vote.

## BUSINESS AGENDA

### 2. **Presentation, discussion, and consideration of acceptance of the Q4 TIRZ Administrator's Report.** *TIRZ Administrator P3 Works, Casey Sclar*

Board Member Kimball made a motion to accept the Q4 TIRZ Administrator's Report. The motion was seconded by Board Member Mathews.

The motion carried unanimously 5 to 0. Board Member Smith did not arrive in time to vote for agenda item 2.

### 3. **Discuss and consider possible action regarding the TIRZ No. 1 & No. 2 Board Fiscal Year 2025 Budget Recommendation.**

This item was postponed to the September 9, 2024 meeting.

### 4. **Update regarding TIRZ Priority Projects.** *TIRZ Project Manager, Keenan Smith*

No action was taken. Report is on file.

#### a. Stephenson Building

Keenan Smith updated the Board on construction costs for parking, drainage, lighting, and landscape/irrigation.

#### b. Old Fitzhugh Road

Keenan Smith informed the Board about design challenges.

#### c. Downtown Bathrooms

City Attorney Laura Mueller informed the Board that City Council approved this project on July 16, 2024.

#### d. Downtown Parking

### 4. **Presentation, discussion, and consideration of approval of a plan related to the spending of Tax Increment funds on planning, design, construction, and implementation of TIRZ Projects.** *Shawn Cox, Deputy City Administrator*

This item was postponed to the September 9, 2024 meeting.

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

No Closed Session was held.

## **UPCOMING MEETINGS**

### **TIRZ No. 1 & No. 2 Board Meetings**

September 9, 2024, at 4:00 p.m.

October 7, 2024, at 4:00 p.m.

November 7, 2024, at 4:00 p.m.

### **City Council Meetings**

August 20, 2024, at 6:00 p.m.

September 3, 2024, at 6:00 p.m.

September 17, 2024, at 6:00 p.m.

## **ADJOURN**

A motion to adjourn the meeting was made by Board Member Edwards and seconded by Board Member Kimball.

The meeting was adjourned at 5:33 p.m.