



TIRZ No. 1 & No. 2 Board Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Monday, March 09, 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 Present

Place 1 Ryan Thomas, Chair
Place 3 Taline Manassian, Vice Chair
Place 2 Jessie Milner
Place 4 Miles Mathews
Place 7 Walt Smith
Advisory Member Bob Richardson

Board Members Absent

Place 5 Missy Atwood
Place 6 Susan Kimball

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
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. Consider approval of the February 9, 2026 TIRZ No.1 & No.2 Board regular meeting minutes.**

A motion was made by Vice Chair Manassian and seconded by Board Member Mathews, to approve the February 9, 2026 meeting minutes. The motion to approve carried unanimously 5 to 0.

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.*

The update was presented by TIRZ Project Manager Keenan Smith. Project Manager Garrett Osborne was in the audience to answer questions.

The presentation is on file. No action was taken.

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

The update was presented by TIRZ Project Manager Keenan Smith.

The presentation is on file. No action was taken.

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

The update was presented by TIRZ Project Manager Keenan Smith.

The presentation is on file. No action was taken.

- 5. Discussion and possible action regarding Amendment No. 2 to Task Order No. 3 issued pursuant to the Professional Services Agreement between the City of Dripping Springs and HDR Engineering, Inc. for Downtown Parking.** *Sponsor: Mayor Pro Tem Manassian*

A motion was made by Board Member Smith and seconded by Board Member Mathews, to postpone action on this item, to be addressed after Closed Session. The motion carried unanimously 5 to 0.

CLOSED SESSION

A motion was made by Vice Chair Manassian and seconded by Board Member Smith, to go into Closed Session for items 5 and 6, under sections 551.071 and 551.072. The motion carried unanimously 5 to 0.

Closed Session began at 3:42 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.

Closed Session ended at 5:10 p.m.

5. **Discussion and possible action regarding Amendment No. 2 to Task Order No. 3 issued pursuant to the Professional Services Agreement between the City of Dripping Springs and HDR Engineering, Inc. for Downtown Parking.** *Sponsor: Mayor Pro Tem Manassian*

A motion was made by Board Member Smith and seconded by Board Member Mathews, to bring item 5 out of Closed Session. The motion carried unanimously 5 to 0.

A motion was made by Vice Chair Manassian and seconded by Board Member Mathews, to approve with the 2 line items identified by Keenan for possible funding sources from TIRZ Fiscal Year 26 Budget, \$20,000 for Downtown Parking and \$8,500 for Miscellaneous Consulting. The motion carried unanimously 5 to 0.

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*

ADJOURN

A motion was made by Board Member Smith and seconded by Board Member Mathews, to adjourn the meeting. The motion carried unanimously 5 to 0.

The meeting was adjourned at 5:15 p.m.