



# TAX INCREMENT REINVESTMENT ZONE NO. 1 & NO. 2 BOARD REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Monday, November 08, 2021 at 4:00 PM

## MINUTES

### CALL TO ORDER AND ROLL CALL

With a quorum of the Board present, Chair Edwards called the meeting to order at 4:01 p.m.

#### **Board Members present were:**

Dave Edwards, Chair  
Taline Manassian, Vice Chair (arrived at 4:06 p.m.)  
Michelle Fischer  
Susan Kimball  
John McIntosh  
Walt Smith (arrived at 4:04 p.m.)  
Bob Richardson (Advisory Board Member)

#### **Board Member absent was:**

Missy Atwood

#### **Staff, Consultants & Elected/Appointed Officials present were:**

City Attorney Laura Mueller  
City Secretary Andrea Cunningham  
Planning Director Howard Koontz  
Senior Planner Tory Carpenter  
Planning Assistant Warlan Rivera  
City Engineer Chad Gilpin  
TIRZ Project Manager Keenan Smith

### PRESENTATION OF CITIZENS

*A member of the public who desires to address the Board regarding any item on an agenda for an open meeting may do so at presentation of citizens before an item or at a public hearing for an item during the Board's consideration of that item. Citizens wishing to discuss matters not contained with in the current agenda may do so, but only during the time allotted for presentation of citizens. Speakers are allowed two (2) minutes to speak during presentation of citizens or during each public hearing. Speakers may not cede or pool time. Members of the public requiring assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Board. It is the request of the Board that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speaker are encouraged to sign in. Anyone may request a copy of the City's policy on presentation of citizens for the City Secretary. By low no action may be taken during Presentation of Citizens.*

No one spoke during Presentation of Citizens.

## MINUTES

- 1. Discuss and consider approval of the August 9, 2021 and October 18, 2021, TIRZ No. 1 & No. 2 Board regular meeting minutes.**

- a. August 9, 2021**

- b. October 18, 2021**

A motion was made by Board Member Fischer to approve the August 9, 2021, and October 18, 2021, TIRZ No. 1 & No. 2 Board regular meeting minutes. Board Member Kimball seconded the motion which carried unanimously 4 to 0.

## BUSINESS

- 2. Update and discussion regarding the Engineering Professional Services Agreement related to the TIRZ Old Fitzhugh Road Project.**

Keenan Smith presented the update. Staff is still in contract negotiations with HDR Engineering, Inc. on the Professional Services Agreement and should have a draft scope and fee proposal for the Board to review at their next meeting.

- 3. Discuss and consider possible action on review of priority projects, new projects, and new or expanded areas of the Tax Increment Reinvestment Zones and possible appointment of subcommittee to review options.**

Laura Mueller presented the staff report which is on file. Staff recommends the Board establish a committee and appoint no more than three (3) TIRZ Board members.

A motion was made by Board Member Smith to establish a subcommittee to review priority projects, new projects, and new or expanded areas of the Tax Increment Reinvestment Zones, and to appoint Vice Chair Manassian, and Board Members Smith and Fischer to the subcommittee. Vice Chair Manassian seconded the motion which carried unanimously 6 to 0.

- 4. Discuss and consider possible staff direction regarding expiring terms for members of the TIRZ No. 1 & No. 2 Board.**

Andrea Cunningham presented the staff report which is on file.

The Board directed staff to advertise for the seat on the city's website and on social media platforms if applicable and deemed appropriate by the Communications & Marketing Director.

## EXECUTIVE SESSION

*The TIRZ No. 1 & No. 2 Board for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). The TIRZ No. 1 & No. 2*

*Board for the City of Drippings Springs may act upon any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.*

- 5. Consultation with City Attorney and Deliberation of Real Property regarding legal issues related to Real Property for the Tax Increment Reinvestment Zone including the Town Center Project and uses including potential development on Sports Park Road.** *Consultation with City Attorney, 551.071; Deliberation of Real Property, 551.072*

The Board did not meet in Executive Session.

## **UPCOMING MEETINGS**

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

December 13, 2021, at 4:00 p.m.

January 10, 2022, at 4:00 p.m.

### **City Council Meetings**

November 16, 2021, at 6:00 p.m.

December 7, 2021, at 6:00 p.m.

December 21, 2021, at 6:00 p.m.

## **ADJOURN**

A motion was made by Board Member Kimball to adjourn the meeting. Board Member Fischer seconded the motion which carried unanimously 6 to 0.

This regular meeting adjourned at 4:25 p.m.