TIRZ No. 1 & No. 2 Board Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Monday, August 10, 2026, at 4:00 PM

DRAFT MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of Board Member Present, Chair Thomas called the meeting to order at 4:01 p.m.

Board Members
Place 1 Ryan Thomas, Chair
Place 3 Taline Manassian, Vice Chair
Place 2 Jessy Milner
Place 4 Brock Johns
Place 5 Missy Atwood
Place 6 Susan Kimball
Place 7 Walt Smith
Advisory Member Bob Richardson

Staff, Consultants & Appointed/Elected Officials
City Administrator Michelle Fischer
Deputy City Administrator Shawn Cox
Assistant City Attorney Laura Mueller
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 Presentation of Citizens.

MINUTES

1. **Consider approval of the June 8, 2026 TIRZ No.1 & No.2 Board regular meeting minutes.**

   This item was postponed.

2. **Consider approval of the July 13, 2026 TIRZ No.1 & No.2 Board regular meeting minutes.**

   A motion was made by Vice Chair Manassian and seconded by Board Member Kimball, to approve the July 13, 2026 meeting minutes. The motion carried unanimously 7 to 0.

BUSINESS AGENDA

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

   This item is for informational purposes only. No action was taken.

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

   a. TxDOT Bid Concurrence
   b. HDR Task Order for Construction Administration, Construction Engineering & Inspection support, and local government coordination support
   c. Project Manager

   This item is for informational purposes only. No action was taken.

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

   a. Easement Transaction Agreement
   b. QA Construction Services, Inc. Stephenson Building & Downtown Parking Lot Project Change Order
   c. Plan for Remainer of Improvements

   This item is for informational purposes only. No action was taken.

6. **Discussion and possible action regarding the TIRZ No.1 & No.2 Board Fiscal Year 2027 budget recommendation**. *Shawn Cox, Deputy City Administrator*

   No action was taken.

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), 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.

ADJOURN

A motion was made by Vice Chair Manassian and seconded by Board Member Smith, to adjourn the meeting. The motion carried 7 to 0.

The meeting was adjourned at 5:55 p.m.