



TIRZ No. 1 & No. 2 Board Regular Meeting

Dripping Springs City Hall

511 Mercer Street - Dripping Springs, Texas

Monday, February 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 4:05 p.m.

Board Members

Place 1 Ryan Thomas, Chair

Place 3 Taline Manassian, Vice Chair

Place 2 Jessie Milner

Place 4 Miles Mathews

Place 5 Missy Atwood

Place 6 Susan Kimball (*arrived at 4:20 p.m.*)

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

Project Manager Garrett Osborne

City Engineer Chad Gilpin

Senior Planner Sara Varvarigos

TIRZ Project Manager Keenan Smith, AIA

TIRZ Administrator Andrea Barnes

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 12, 2026 TIRZ No.1 & No.2 Board regular meeting minutes.

A motion was made by Board Member Mathews and seconded by Board Member Atwood, to approve the January 12, 2026 minutes. The motion to approve carried unanimously 5 to 1, with Vice Chair Manassian abstaining.

BUSINESS AGENDA

2. Presentation, discussion, and possible action on the acceptance of the Quarterly TIRZ Administrator's Report. *TIRZ Administrator, P3 Works*

A motion was made by Board Member Smith and seconded by Vice Chair Manassian, to accept the TIRZ Quarterly Administrator's Report. The motion carried unanimously 6 to 0.

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

- a. Utility Relocations
- b. Schedule
- c. Budget

The update was presented by TIRZ Project Manager Keenan Smith.

No action was taken.

4. 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.

No action was taken.

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

The update was presented by TIRZ Project Manager Keenan Smith.

No action was taken.

Board Member Kimball arrived during this presentation.

6. Report on CAMPO Surface Transportation Block Grant Funding Application for Creek Road Planning Study for Fiscal Year 2028 - 2031. Deputy City Administrator: Shawn Cox

Deputy City Administrator Shawn Cox presented the report.

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.

7. Consultation with attorney and deliberation regarding real property for parcels involved in TIRZ Priority Projects including Old Fitzhugh Road, Town Center, Stephenson Building, and other strategic real property acquisitions related to TIRZ Priority Projects. (551.071, Consultation with Attorney; 551.073, Deliberation Regarding Real Property).

The Board did not meet in Closed Session.

ADJOURN

A motion was made by Board Member Kimball and seconded by Board Member Milner, to adjourn the meeting. The motion carried unanimously 7 to 0.

The meeting was adjourned at 4:55 p.m.