



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

*City of Dripping Springs Council Chambers*

*511 Mercer Street – Dripping Springs, Texas*

*Monday, January 08, 2024, 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 4:00 p.m.

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

Place 1 Dave Edwards, Chair  
Place 3 Taline Manassian, Vice Chair  
Place 2 Craig Starcher  
Place 5 Missy Atwood  
Place 6 Susan Kimball  
Place 7 Walt Smith  
Advisory Member Bob Richardson

##### **Board Members absent were:**

Place 4 James Alexander

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

Mayor Bill Foulds, Jr.  
City Administrator Michelle Fischer  
Deputy City Administrator Shawn Cox  
City Attorney Laura Mueller  
Public Works Director Aaron Reed  
Deputy Public Works Director Craig Rice  
Deputy City Secretary Cathy Gieselman  
TIRZ Project Manager Keenan Smith, AIA  
Traffic Engineering Consultant Leslie Pollack P.E., HDR Engineering  
TIRZ Administrator P3 Works Casey Sclar

#### **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 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.*

## **MINUTES**

- 1. Discuss and consider approval of the December 11, 2023, TIRZ No. 1 & No. 2 Board regular meeting minutes.**

A motion was made by Board Member Smith to approve the December 11, 2023, TIRZ No. 1 & No. 2 Board regular meeting minutes. Board Member Kimball seconded the motion which carried 5 to 0 to 1, with Vice Chair Manassian abstaining.

## **BUSINESS AGENDA**

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

TIRZ Administrator P3 Works, Casey Sclar, presented the Q4 TIRZ Administrator's Report which is on file.

A motion was made by Board Member Smith to accept the Q4 TIRZ Administrator's Report. Board Member Starcher seconded the motion which carried unanimously 6 to 0.

- 3. Discussion of funding options for current and additional TIRZ Priority Projects.**  
*TIRZ Administrator P3 Works, Casey Sclar*

TIRZ Administrator P3 Works, Casey Sclar, presented a report of options for TIRZ Priority Projects which is on file as well as a handout of an Overview Map for TIRZ #1 Expansion which will be reviewed by the Planning Department for accuracy. Casey Sclar will also review the October report regarding Board Member Smith's question about the amount of the 25% funding.

Shawn Cox provided Anticipation Notes handout which is on file.

- 4. Update and discussion regarding Old Fitzhugh Road Project.**

Keenan Smith and Leslie Pollack provided an update on the Old Fitzhugh Road Project. Presentation is on file. Plans are to come to the Board at the next meeting with proposed PSA and budget amendments. Leslie will work on getting the actual project cost to the Board which will include construction cost of sidewalk extension.

Old Fitzhugh Road business owner, Carrie Napiorkowski, spoke regarding questions about the status of rights-of-way on Old Fitzhugh Road. Keenan Smith addressed her questions.

**5. Update regarding the Appointment of TIRZ Board Members Place 2, Place 4, and Place 6.**

Chair Edwards provided an update on interviews that were conducted for the open position on the TIRZ Board to fill Board Member Alexander's position.

Board Member Smith confirmed that Susan Kimball's recommendation for reappointment to the TIRZ No. 1 & No. 2 Board through 2025 was taken to the Commissioner's Court on December 19, 2023, approved minutes from that meeting are pending.

A motion was made by Board Member Atwood to recommend to City Council Miles Mathews be appointed to the TIRZ Board No. 1 & No. 2. Board Member Kimball seconded the motion which carried unanimously 6 to 0.

**6. Discuss and consider possible action regarding the nomination of the TIRZ No. 1 & No. 2 Board Chair.**

Chair Edwards will step down from his position and recommended that Craig Starcher should be considered for his replacement as Chair.

A motion was made by Board Member Smith to recommend to City Council Craig Starcher as TIRZ No. 1 & No. 2 Chair. Board Member Kimball seconded the motion which carried unanimously 6 to 0.

**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.*

**UPCOMING MEETINGS**

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

February 12, 2024, at 4:00 p.m.

March 18, 2024, at 4:00 p.m.

April 15, 2024, at 4:00 p.m.

**City Council Meetings**

January 16, 2024, at 6:00 p.m.

February 6, 2024, at 6:00 p.m.

March 5, 2024, at 6:00 p.m.

March 19, 2024, at 6:00 p.m.

**ADJOURN**

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

This regular meeting adjourned at 5:13 p.m.

DRAFT