



TIRZ NO. 1 & NO. 2 BOARD REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Monday, August 10, 2020 at 4:00 PM

MINUTES

VIDEOCONFERENCE MEETING INFORMATION

Join Zoom Meeting

<https://us02web.zoom.us/j/88919547129?pwd=ZmovZkwxTUJ6UDJGY0lvVy9EdmtnUT09>

Meeting ID: 889 1954 7129

Passcode: 574892

Dial Toll Free:

888 475 4499

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Find your local number: <https://us02web.zoom.us/j/88919547129>

Join by Skype for Business: <https://us02web.zoom.us/skype/88919547129>

CALL TO ORDER AND ROLL CALL

Board Members present were:

Dave Edwards, Chair

Mim James, Vice Chair

Missy Atwood (arrived 4:19 p.m.)

Todd Washburn

John McIntosh

Walt Smith

Shannon O'Connor (Advisory Board Member)

Bob Richardson (Advisory Board Member)

Board Members absent were:

Mike Figer

Staff, Consultants and Appointed/Elected Officials:

City Administrator Michelle Fischer

City Attorney Laura Mueller

Communications Director Lisa Sullivan

City Secretary Andrea Cunningham

TIRZ Project Manager Keenan Smith

TIRZ Administrator Jon Snyder (P3Works, LLC)

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

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 July 13, 2020 TIRZ No. 1 & No. 2 Board regular meeting minutes.**

A motion was made by Vice Chair James to approve the July 13, 2020 TIRZ No. 1 & No. 2 Board regular meeting minutes with corrections to Business Agenda Item A regarding Plan of Finance to reflect that the Plan of Finance was not discussed, and that Laura Mueller reviewed the status of the ILA. Board Member Washburn seconded the motion which carried unanimously 5 to 0.

BUSINESS

- 2. Update and discussion regarding TIRZ Project Interlocal Agreements and Deliverables.**

- a) Real Estate Agreements*

Mayor Pro Tem Manassian presented the item and gave an update on the Real Estate Agreement between the City and the DSISD. There will be a three-pronged approach to completing the agreement to include: 1) identifying the property for swap, 2) option to keep agreement open until a suitable property is identified for swap for both entities, and 3) if all attempts to make a swap fail, then the agreement would default to a purchase with specifics outlined in the agreement. In the next two-three weeks may be able to firm up first prong of agreement. Discussions with Library District and County are not as far along as with the School District, but working towards having those conversations in the near future.

John Kroll spoke and expressed the County's desire to own property rather than paying rent in perpetuity. Board Member Smith added that County will require a space to conduct voting.

b) Infrastructure Cost Sharing Agreements

Mayor Pro Tem Manassian presented the item. The initial group and outside experts have met regarding financing and we are currently waiting for feedback from those outside experts.

Vice Chair James added that Heather with AG|CM updating estimates and other factors involved with financing. Heather is working on the specifics of the hard costs of the project itself which will help to calculate each entity's share.

c) Plan of Finance

Mayor Pro Tem Manassian reported that there has not been much movement on this item and she will have more to report at the next meeting.

3. Presentation, discussion and acceptance of the TIRZ Administrator Q2 Summary & Report.

Vice Chair James introduced the item.

Jon Snyder presented the report which is on file.

No action taken on this item.

4. Update and possible action regarding the Town Center Communication Plan.

Keenan Smith introduced the item.

Jed Buie presented the item and reviewed the status of the plan. Currently have packaged initial information and fact sheet, and working on material development. The City will work on getting the information out.

Lisa Sullivan is working with Jed and Tory to update the website, but is looking at creating an all new website that would be more robust. Additionally, it would be good to launch something relating to outreach material in September / October.

Board Member Smith expressed that outreach needs to be sooner rather than later in light of a possible bond election in November. Vice Chair James added that any outreach needs to drive home that there is no new tax and the project will be funded with a dedicated and existing tax base.

5. Update and discussion regarding TIRZ Priority Projects.

Keenan Smith presented the staff report.

a) Town Center Square & Pavilion

Hays County POSAC recommendations were made and this project was selected as a Tier 2 Project. The green open space is the area submitted for funding and is an element of the Town Center and not infrastructure.

b) Old Fitzhugh Road

Hays County POSAC recommendations were made and this project was selected as a Tier 2 Project. The trail and pedestrian portion of this project was submitted for funding and not the project in its entirety.

Board Member Smith spoke regarding funding from POSAC and expressed that projects may not be funded 100%. The County will decide August 17th on whether to hold a bond election which would fund projects. Additionally, projects will be added to the County's master parks plan and will be a part of planning in the area with respect to parks and open spaces.

c) Downtown Parking

Project is ready for sight surveying and Notice to Proceed for Stephenson Downtown parking lot will be issued this week.

d) Triangle

Still on hold due to TxDOT and FEMA Floodplain issues.

e) Project Manager's Cost Analysis & Summary

On file and available for review by request.

6. Discussion regarding TIRZ No. 1 & No. 2 Board Hays County Representative seat vacation.

Chair Edwards presented the item. Board Member Figer has resigned his seat as a representative of Hays County. Board Member Smith spoke, and the Commissioners Court should have an appointee for the City Council meeting on August 18th.

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.

The Board did not meet in Executive Session.

UPCOMING MEETINGS

TIRZ No. 1 & No. 2 Board Meetings

September 14, 2020 at 4:00 p.m.

October 5, 2020 at 4:00 p.m.

November 11, 2020 at 4:00 p.m.

City Council Meetings

August 11, 2020 at 6:00 p.m. (Workshop 6:00 / Regular Meeting 6:30)

August 18, 2020 at 6:00 p.m.

ADJOURN

A motion was made by Board Member Smith to adjourn the meeting. Vice Chair James seconded the motion which carried unanimously 6 to 0.

This regular meeting adjourned at 5:19 p.m.