



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

Dripping Springs City Hall

511 Mercer Street – Dripping Springs, Texas

Monday, July 14, 2025, at 4:00 PM

DRAFT MINUTES

CALL TO ORDER AND ROLL CALL

With a quorum of Board Members present, Chair Starcher called the meeting to order at 4:27 p.m.

Board Members Present

Place 2 Craig Starcher, Chair

Place 1 Ryan Thomas

Place 4 Miles Mathews

Place 7 Walt Smith (*arrived at 4:27 p.m.*)

Advisory Member Bob Richardson

Board Members Absent

Place 3 Taline Manassian, Vice Chair

Place 5 Missy Atwood

Place 6 Susan Kimball

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer

Deputy City Administrator Shawn Cox

City Attorney Laura Mueller

City Secretary Diana Boone

City Inspector/Grant Administrator Garrett Osborne

Maintenance Director Riley Sublett

TIRZ Project Manager Keenan Smith

HDR Engineering Consultant Leslie Pollack

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. Consider approval of the June 9, 2025 TIRZ No. 1 & No.2 Meeting Minutes.

A motion was made by Board Member Smith and seconded by Board Member Mathews, to approve the June 9, 2025 meeting minutes. The motion to approve carried unanimously 4 to 0.

BUSINESS AGENDA

2. Discuss and consider approval of updated HDR Task Order and Budget related to the Old Fitzhugh Road Project based on expansion of tasks including TxDOT Grant Management. Sponsor: Mayor Pro Tem Taline Manassian

This item was presented by Transportation Engineer Leslie Pollack.

A motion was made by Board Member Smith and seconded by Board Member Mathews, to approve funding the HDR Task Order-Amendment 3 for \$125,000 for the Old Fitzhugh Road Project. The motion to approve carried unanimously 4 to 0.

3. Update regarding TIRZ Priority Projects. Chad Gilpin, City Engineer; Keenan Smith, TIRZ Project Manager

- a. Stephenson Building & Downtown Parking Lot
- b. Old Fitzhugh Road

TIRZ Project Manager Keenan Smith presented the updates. No action was taken.

4. Discuss and consider schedule for TIRZ Board Orientations. Keenan Smith, TIRZ Project Manager

Discussion only item. 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), 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.

The Board did not meet in Closed Session.

ADJOURN

A motion was made by Board Member Smith and seconded by Board Member Thomas, to adjourn the meeting. The motion to adjourn carried unanimously 4 to 0.

The meeting was adjourned at 5:14 p.m.