



# **TAX INCREMENT REINVESTMENT ZONE NO. 1 & NO. 2 BOARD REGULAR MEETING**

**City of Dripping Springs**

**Council Chambers, 511 Mercer St, Dripping Springs, TX**

**Monday, September 13, 2021 at 4:00 PM**

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## **MINUTES**

### **CALL TO ORDER AND ROLL CALL**

With a quorum of the Board present, Chair Edwards called the meeting to order at 4:05 p.m.

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

Dave Edwards, Chair  
Taline Manassian, Vice Chair  
Missy Atwood  
Michelle Fischer  
John McIntosh  
Walt Smith  
Bob Richardson (Advisory Board Member)

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

City Attorney Laura Mueller  
City Secretary Andrea Cunningham  
City Treasurer Shawn Cox  
TIRZ Project Manager Keenan Smith

### **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 within 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. Speakers are encouraged to sign in. Anyone may request a copy of the City's policy on presentation of citizens for the City Secretary. By law no action may be taken during Presentation of Citizens.*

No one spoke during Presentation of Citizens.

## MINUTES

1. **Discuss and consider approval of the August 9, 2021, TIRZ No. 1 & No. 2 Board regular meeting minutes.**

This item was tabled to the October 18, 2021, regular meeting.

## BUSINESS

2. **Discuss and consider possible action regarding the TIRZ Old Fitzhugh Road Project.**

Keenan Smith presented the staff report which is on file. Staff recommends that action be postponed to the October 18, 2021, regular meeting to allow for more time to review and evaluate the submissions and for possible contractor interviews.

No action was taken on this item.

3. **Discuss and consider possible action regarding Appointments to the TIRZ No. 1 & No. 2 Board.**

Commissioner Smith reported that Susan Kimball is being nominated for the appointment, and the Commissioner's Court will be considering her appointment at the September 21, 2021, meeting.

No action was taken on this item.

4. **Discuss and consider possible action regarding the TIRZ Project Manager Professional Services Agreement.**

Laura Mueller presented the amended agreement. Staff recommends approval of the amendment which is extending the agreement for one year, with no changes to rate structure or commitments.

A motion was made by Board Member Smith to recommend City Council approval of the amended TIRZ Project Manager Professional Services Agreement. Board Member Manassian seconded the motion which carried unanimously 5 to 0.

5. **Discuss and consider possible action regarding the TIRZ Town Center Project.**

Via unanimous consent, this item was tabled to the October 18, 2021, meeting.

A motion was made by Board Member Manassian to adjourn into Executive Session under Texas Government Code Sections 551.071, Consultation with City Attorney and 551.072, Deliberation of Real Property and regarding Executive Session Agenda Item 6. Board Member Atwood seconded the motion which carried unanimously 5 to 0.

## 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.*

- 6. Consultation with City Attorney and Deliberation of Real Property regarding legal issues related to Real Property for the Tax Increment Reinvestment Zone including the Town Center Project and uses.** *Consultation with City Attorney, 551.071; Deliberation of Real Property, 551.072*

The Board met in Executive Session from 4:15 p.m. – 4:52 p.m.

No action was taken during Executive Session. Chair Edwards returned the meeting to Open Session at 4:52 p.m.

## **UPCOMING MEETINGS**

### **TIRZ Board Meetings**

September 17, 2021, at 9:00 a.m.

October 18, 2021, at 4:00 p.m.

November 8, 2021, at 4:00 p.m.

### **City Council Meetings**

September 21, 2021, at 6:00 p.m.

October 5, 2021, at 6:00 p.m.

October 19, 2021, at 6:00 p.m.

## **ADJOURN**

A motion was made by Board Member Smith to adjourn the meeting. Board Member Fischer seconded the motion which carried unanimously 5 to 0.

This regular meeting adjourned at 4:53 p.m.